



Penns Lane,
Sutton Coldfield, B72 1BP

Offers in Excess of £500,000

A beautifully presented four-bedroom detached family home on sought-after Penns Lane, offered with no onward chain.

Set behind a deep frontage with generous parking, this striking 1930s residence blends classic charm with contemporary design, positioned in one of Sutton Coldfield's most well-connected and family-friendly areas.

Why Penns Lane? Penns Lane is prized for its excellent access to both urban and green lifestyles. It lies moments from Walmley Village, with its local shops, cafés, and amenities, while also benefitting from direct routes into Sutton Coldfield town centre and Birmingham city centre. Commuters enjoy proximity to Chester Road and Wylde Green stations, and families are drawn to the area for its access to well-regarded primary and secondary schools, including Bishop Vesey's Grammar and Wylde Green Primary. This particular stretch of Penns Lane offers wide plots, mature tree-lined surroundings, and a peaceful community feel – all while being minutes from New Hall Valley Country Park and Sutton Park, one of the largest urban parks in Europe.

A Flowing, Family-Oriented Layout Step into a bright and welcoming hallway, where soft tones, panelled walls, and plush carpeting create a serene first impression. From here, the downstairs unfolds with a clear sense of space and cohesion. To the right, a cosy front-facing reception room provides the perfect home office, snug, or playroom. Opposite, the main lounge offers a more formal entertaining space with bay window and generous proportions. The real heart of the home is found at the rear: a stunning open-plan kitchen, dining, and family room, flooded with natural light from full-width French doors and large windows. A vaulted ceiling with exposed beams adds character and volume, while the seamless connection to the garden decking makes this a dream for indoor-outdoor living. The kitchen itself features a central island, shaker-style cabinetry, integrated appliances, and a handy breakfast bar, all overlooking the generous rear garden. A separate utility room and downstairs study complete the ground floor, offering practical touches for modern family life.

Four Well-Proportioned Bedrooms & Elegant Bathrooms Upstairs, four bedrooms are arranged off a central landing, offering flexibility for families of all sizes. The principal bedroom enjoys fitted wardrobes while bedroom two mirrors the lounge in size, ideal for teenagers or guests. Bedroom three and four are perfect children's rooms, nurseries, or even a second office if required. Two stylish bathrooms serve the first floor: a family bathroom with freestanding clawfoot tub and vintage-style tiling, and an additional shower room, making busy mornings a breeze.

Expansive and Private The rear garden is a real highlight – large, private, and filled with mature greenery. A spacious decked terrace provides the perfect spot for summer dining and morning coffees, while the expansive lawn offers room for play, planting, or even further landscaping. A timber summerhouse offers storage or conversion potential.

This is a home that's been thoughtfully maintained and tastefully styled, with space to grow and flexibility to adapt to your lifestyle. A rare opportunity on this stretch of Penns Lane, and sold with no onward chain, this is one not to miss.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.



Room Measurements

Study 9' 2" x 8' 8" (2.79m x 2.64m)

Reception Room 12' 0" x 11' 1" (3.65m x 3.38m)

Lounge 12' 9" x 12' 0" (3.88m x 3.65m)

Kitchen/Dining Area 24' 5" x 17' 3" (7.44m x 5.25m)

Utility 8' 8" x 4' 7" (2.64m x 1.40m)

Bedroom One 12' 0" x 11' 1" (3.65m x 3.38m)

Bedroom Two 12' 9" x 12' 0" (3.88m x 3.65m)

Bedroom Three 11' 1" x 8' 8" (3.38m x 2.64m)

Bedroom Four 8' 3" x 7' 10" (2.51m x 2.39m)

Bathroom 8' 8" x 7' 10" (2.64m x 2.39m)

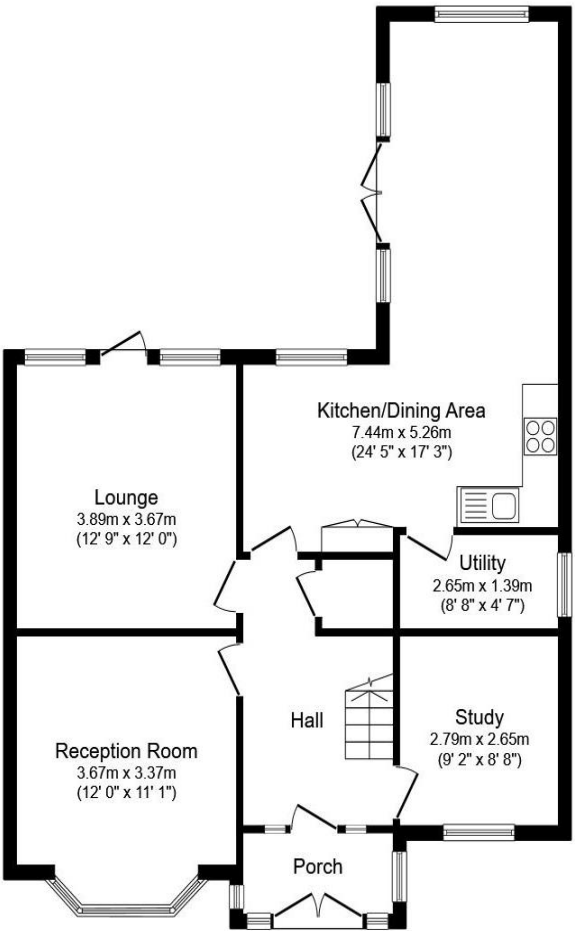
Bathroom 8' 3" x 6' 2" (2.51m x 1.88m)



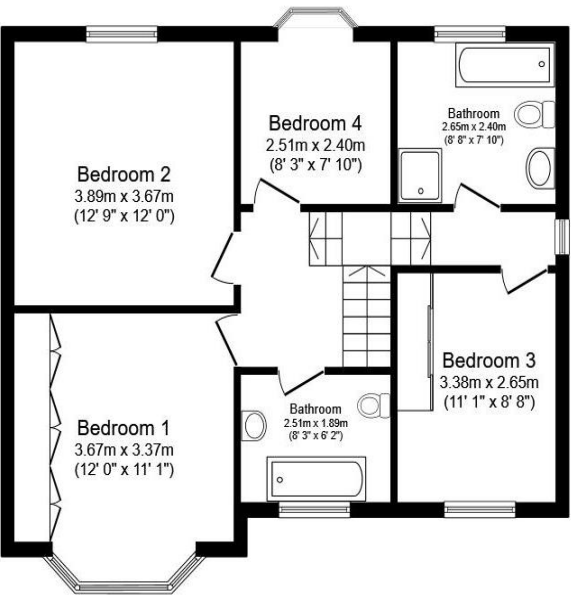


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Ground Floor
Floor area 82.1 sq.m. (884 sq.ft.)



Floor Plan 2
Floor area 65.0 sq.m. (700 sq.ft.)

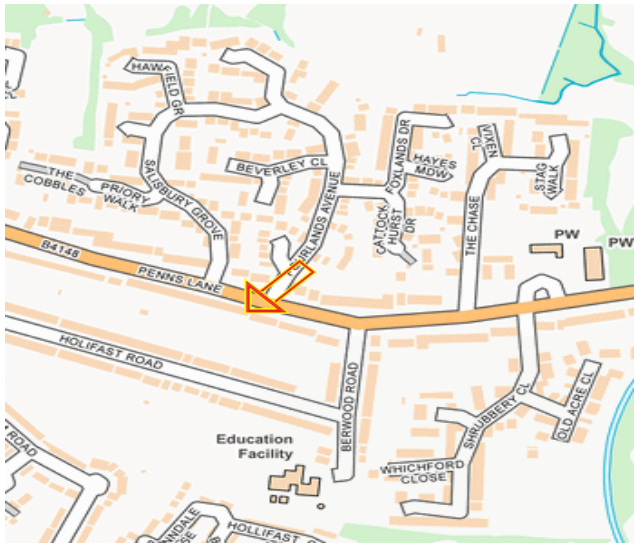
Total floor area: 147.1 sq.m. (1,584 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 12th June 2025