



Froggatts Ride,
Sutton Coldfield, B76 2TQ

Offers in Excess of £350,000

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OPEN PLAN LIVING | TURN KEY CONDITION | EXTENDED Beautifully extended and superbly presented, this three-bedroom semi-detached home enjoys an enviable position along the ever-popular Froggatts Ride — ideally placed for Walmley Village, highly regarded local schools, and convenient commuter links into Sutton Coldfield and Birmingham City Centre. The property combines modern family practicality with a thoughtfully designed interior, offering stylish open-plan living, high-quality finishes and excellent outdoor space. The Accommodation Set behind a smart multi-vehicle block-paved driveway with EV charging point and access to the garage/store with electric door, the home opens into a welcoming entrance hall with contemporary flooring and stairs to the first floor. To the front sits an attractive dining room — ideal for family gatherings or use as a snug or home office. The rear lounge enjoys views across the garden and flows naturally into a superb extended breakfast kitchen, creating a bright, social heart of the home. This impressive space features a central island, sleek cabinetry, granite-effect worktops, and a skylight flooding the room with natural light. French doors open directly to the rear patio and garden, perfect for indoor-outdoor entertaining. A utility room provides useful additional storage and appliance space, leading to a guest cloakroom/WC, completing the well-balanced ground floor layout. Upstairs, there are three beautifully presented bedrooms, each offering calm, comfortable proportions and tasteful décor. The family bathroom is stylishly appointed with a P-shaped bath, vanity storage, and contemporary tiling. Outside To the front, the property benefits from ample driveway parking, landscaped borders, an EV charging point, and access to the garage/store. To the rear, a delightful landscaped garden features a decked entertaining terrace leading down to a neat lawn and a soft-play barked area — designed for low-maintenance enjoyment and family life. The Location Froggatts Ride is situated in a coveted residential location — combining a family-friendly feel with easy access to everyday essentials. Nearby you'll find an array of shops, cafés, and amenities in Walmley Village, plus excellent public transport and road connections to Good Hope Hospital, Sutton Coldfield Town Centre, and the motorway network. In Summary An immaculately presented, extended family home that blends modern design with practicality — complete with EV point, garage/store, stylish interiors, and a delightful rear garden. Viewing is highly recommended to appreciate the finish and flow of this superb home.





Property Specification

GORGEOUS EXTENDED SEMI-DETACHED FAMILY HOME
OPEN PLAN LIFESTYLE ROOM
IMMACULATE FINISH THROUGHOUT
ELEGANT SECOND RECEPTION ROOM
DRIVEWAY PARKING

Kitchen/Diner 8' 7" x 25' 3" (2.61m x 7.69m)

Living Area 17' 3" x 10' 10" (5.25m x 3.30m)

Dining Room 10' 9" x 12' 9" (3.27m x 3.88m)

Store 8' 8" x 7' 7" (2.64m x 2.31m)

Hallway 6' 2" x 19' 3" (1.88m x 5.86m)

Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

Stairway 7' 0" x 8' 2" (2.13m x 2.49m)

Bedroom 2 10' 6" x 11' 3" (3.20m x 3.43m)

Bedroom 3 6' 11" x 9' 8" (2.11m x 2.94m)

Master bedroom 9' 9" x 13' 1" (2.97m x 3.98m)

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: 29th October 2025

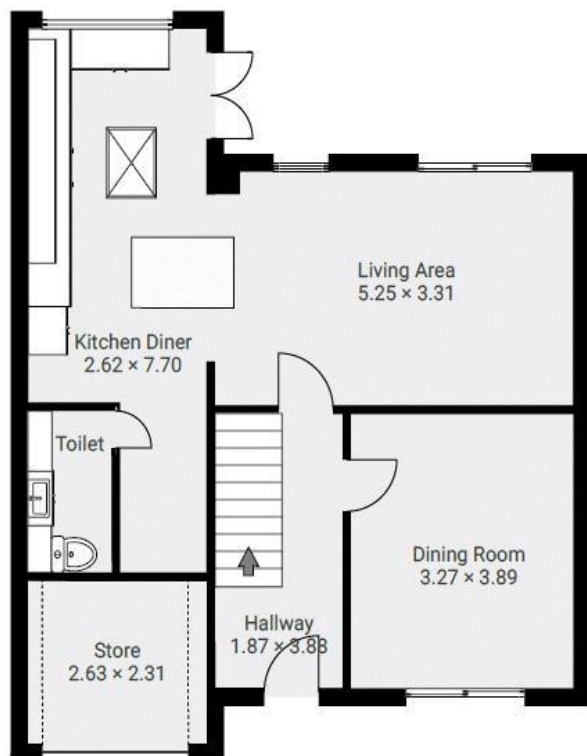
Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C

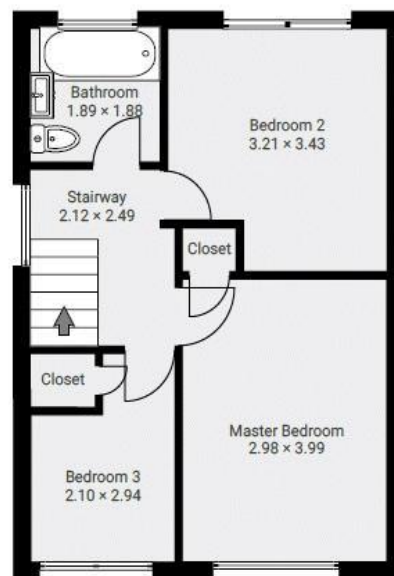
Floor Plan

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

▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

