



St. Judes Close,  
Sutton Coldfield, B75 7SU

Offers in Excess of £375,000

### A Rare Opportunity - Stunning Three-Bed Detached Home in a Desirable Cul-de-Sac Location

We are delighted to bring to market this exceptional and rarely available three-bedroom detached residence, nestled within a sought-after residential cul-de-sac just off Blakemore Drive.

Upon approach, the property is fronted by an expansive driveway providing ample off-road parking for up to four vehicles. The front elevation also offers access to a garage with the potential to build over, offering scope for future extension (subject to relevant permissions), along with convenient side access to the rear garden.

Entering through a charming porch - a perfect transitional space between the outdoors and in – you're welcomed into a spacious reception hallway. Immediately to your right is a characterful lounge, rich in warmth and charm, featuring a stunning bay window that floods the room with natural light, a signature fireplace with mantelpiece, and exposed ceiling beams that add a touch of rustic elegance.

At the heart of the home lies the kitchen diner, fitted with a range of matching wall and base units, a gas hob, and an integrated oven. There is generous countertop space ideal for keen cooks, and two double-glazed windows offering pleasant views of the rear garden. The dining area is well-proportioned, perfect for family meals or entertaining guests.

A welcome feature of the ground floor is the full-sized utility room, providing additional worktop space, fitted storage units, and designated areas for a washing machine and dryer. There is also a sink and base unit, with several windows ensuring the space is light and bright. Internal access to the garage and access to the rear gardens adds further practicality. A downstairs cloakroom/WC adds to the convenience and rounds off the ground floor accommodation.

Upstairs, the first-floor hosts three well-sized bedrooms - two doubles and a further generous single - served by a family bathroom complete with bathtub, electric shower over, sink with vanity unit, and toilet.

Occupying one of the largest plots within the cul-de-sac, the rear garden is a true highlight - private, mature, and beautifully maintained. With a combination of patio space ideal for al fresco dining and a well-kept lawn surrounded by a variety of shrubs and hedges, it offers a tranquil outdoor retreat.

St. Judes Close is located in a popular residential area renowned for its family-friendly community, excellent local schools, and easy access to key transport links. It's ideally placed for travel into Sutton Coldfield town centre, Walmley Village, and further afield to Birmingham City Centre. The property is also conveniently close to Good Hope Hospital.

Brimming with potential on a highly desirable plot in a fabulous residential location, this property is truly one not to be missed!

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.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)







### Room Measurements

Lounge 14' 10" x 11' 8" (4.52m x 3.55m)

Kitchen/Diner 15' 1" x 10' 7" (4.59m x 3.22m)

Utility 10' 8" x 7' 10" (3.25m x 2.39m)

W.C.

Bedroom 1 13' 10" x 8' 6" (4.21m x 2.59m)

Bedroom 2 11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom 3 9' 9" x 6' 6" (2.97m x 1.98m)

Bathroom 7' 8" x 6' 7" (2.34m x 2.01m)

Garage 18' 2" x 7' 10" (5.53m x 2.39m)

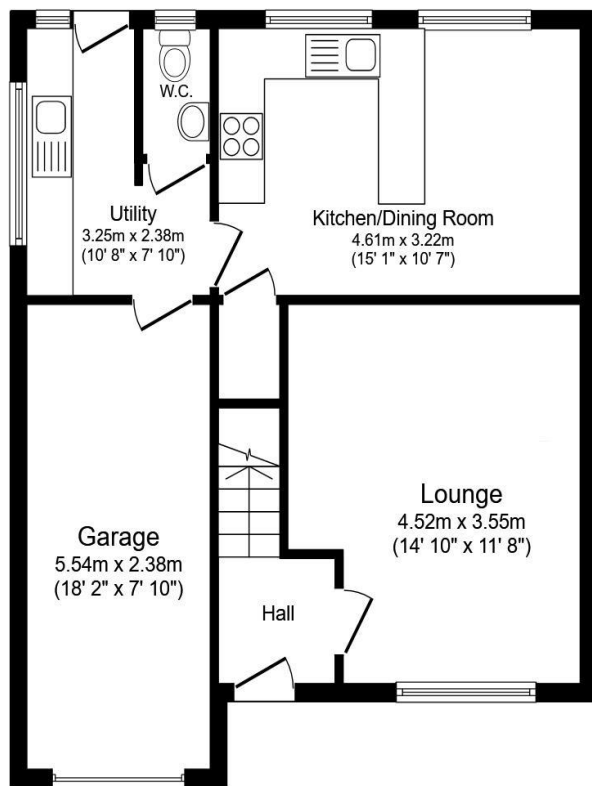






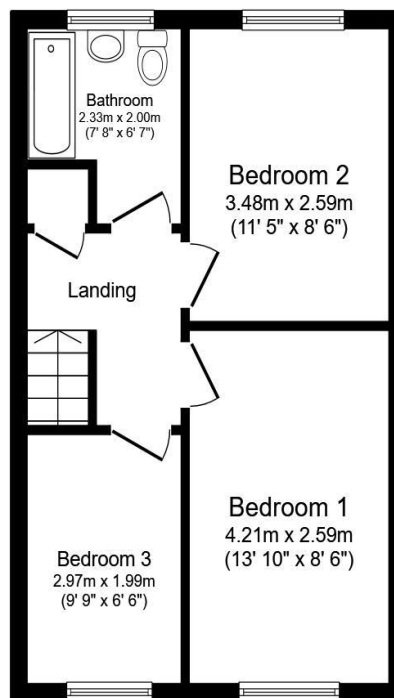
# Floor Plan

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



Ground Floor

Floor area 58.4 m<sup>2</sup> (628 sq.ft.)



First Floor

Floor area 36.6 m<sup>2</sup> (394 sq.ft.)

TOTAL: 94.9 m<sup>2</sup> (1,022 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		82 B
69-80	C		
55-68	D	65 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: