



29 Shooters Hill,
Offers In Region Of £500,000

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Welcome to 29 Shooters Hill a bright and well-kept family home right in the heart of Maney, Sutton Coldfield. It's the kind of area people stay in for years because it just works for family life: quiet streets, great schools, parks for dog walks, and town life all close by.

You can walk the kids to Maney Primary in just a couple of minutes using the cut-through nearby, and Bishop Walsh and Plantsbrook Secondary schools are also within easy reach. Sutton Park and the local nature reserve give you miles of green space, and Sutton town centre, Boldmere and Wylde Green are all just a short drive or walk away. Trains from Sutton Coldfield station get you into Birmingham in around 15–20 minutes ideal for work or weekends.

The house itself feels instantly homely. It's set on a corner plot, giving you more garden and extra parking space out front. Inside, the layout makes sense for family life. There are two reception rooms one that's perfect as a grown-up lounge, the other currently a snug used for toys and the piano. The kitchen-diner is modern, open-plan and bright, with room for family meals, friends, or just day-to-day living. Off that you've got a utility room, a downstairs loo, and a conservatory the owners use as a home gym.

Upstairs, there are five bedrooms one currently set up as a dressing room but just as easily an office or guest room plus a modern family bathroom. Everything's in good order and ready to move straight into.

Outside, the westerly-facing garden gets the sun through the afternoon and evening, so it's great for barbecues or just sitting out while the kids play. There's also a garage and off-road parking, which is always a win in Sutton Coldfield.

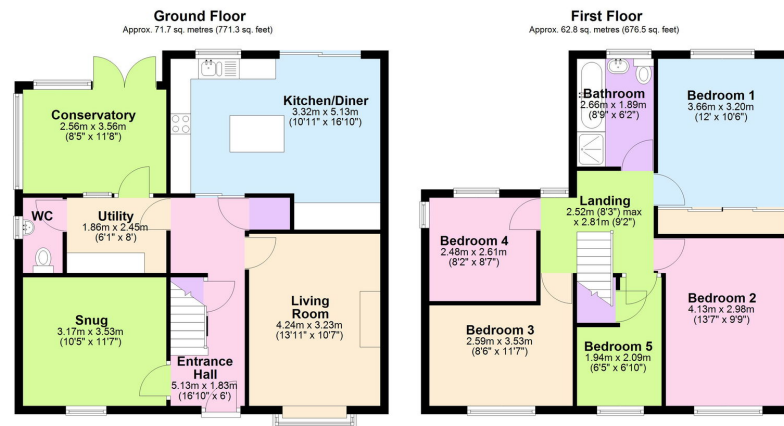
What makes this house stand out is the balance it strikes plenty of space, a practical layout, and a spot in one of the friendliest corners of Sutton. Families will love the easy school runs, the walks to the park, and how close everything is without losing that calm, residential feel.

It's a proper family home well presented, well located, and ready for its next chapter.





- Generous corner-plot family home in Maney, Sutton Coldfield
- Two reception rooms offering flexible, everyday family living.
- Utility room and conservatory (currently set up as home-gym)
- Off-road parking plus garage
- Prime location
- Five bedrooms upstairs – one currently an elegant dressing-room
- Open-plan modern kitchen/diner designed for family's
- Westerly-facing garden
- Great catchments for primary and secondary schools
- Beautifully presented by current owners



Total area: approx. 134.5 sq. metres (1447.7 sq. feet)

This floor plan is for illustrative purposes only and may not be to scale. While every effort has been made to ensure accuracy, measurements are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		