



Brailes Drive,
Sutton Coldfield, B76 2UW

Offers in the Region Of £325,000

Brailes Drive presents a beautifully maintained three-bedroom semi-detached home, quietly positioned within a desirable cul-de-sac and ideally placed for families looking to be close to well-regarded local schools.

The property has been finished and cared for to an excellent standard throughout, creating a home that feels bright, stylish and immediately ready to move into.

A welcoming entrance hall leads through to the main living accommodation, where a comfortable lounge flows naturally into a separate dining area, providing an ideal layout for both everyday family life and entertaining. To the rear, the modern fitted kitchen features striking navy cabinetry, contrasting work surfaces and direct access out to the garden.

Upstairs, there are three well-presented bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a contemporary family bathroom.

One of the property's real advantages is the former garage, which has been thoughtfully converted to create a versatile garden room/home office. Currently arranged as a work and music space, it would work equally well as a studio, playroom, gym or additional retreat away from the main house.

Outside, the rear garden offers a lovely balance of lawn, mature planting and patio seating, creating an attractive and private space for relaxing and entertaining. To the front, there is driveway parking alongside a neatly maintained garden.

With its immaculate presentation, flexible additional accommodation, cul-de-sac setting and excellent access to local schools and amenities, Brailes Drive is an appealing family home where much of the hard work has already been done.

Tenure: We can confirm the property is Freehold.

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

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



Room Measurements

Lounge/Diner 24' 10" x 10' 10" (7.57m x 3.30m)

Kitchen 10' 11" x 7' 2" (3.34m x 2.19m)

Bedroom One 13' 2" x 10' 4" (4.02m x 3.16m)

Bedroom Two 11' 3" x 9' 7" (3.42m x 2.92m)

Bedroom Three 9' 8" x 6' 6" (2.95m x 1.97m)

Bathroom 7' 3" x 6' 2" (2.20m x 1.88m)

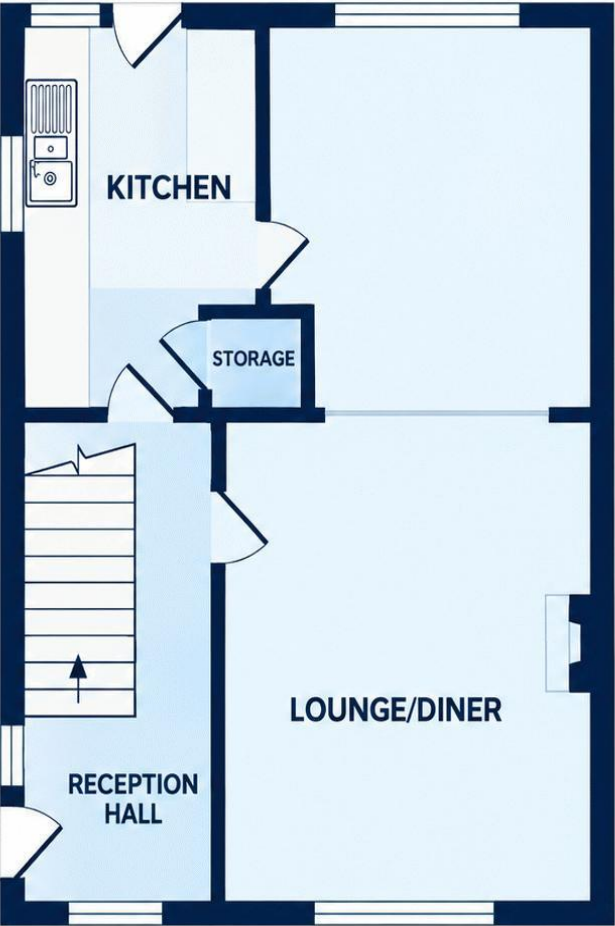
Garage





Floor Plan

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



GROUND FLOOR

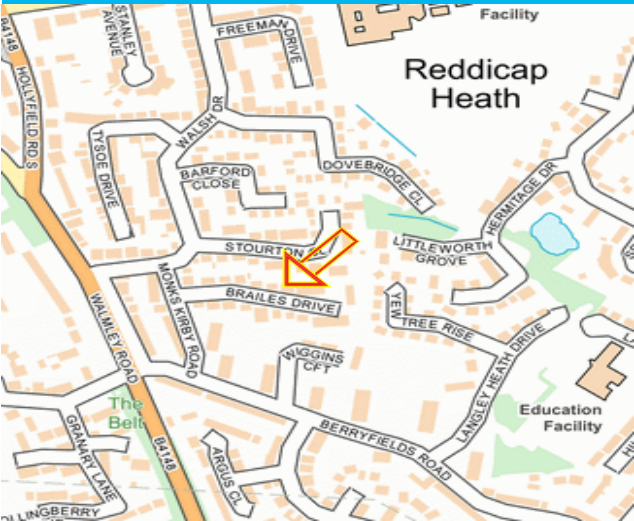


1ST FLOOR

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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: 13th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.