Walmley | 0121 351 4000 | Walmley@paulcarrestateagents.co.uk

Barford Close,
Sutton Coldfield, B76 2UL

Offers in Excess of £275,000

Sutton Coldfield

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Beautifully refurbished two Bedroom Semi Detached Home situated within a highly desirable residential location of Walmley.

This property offers a wonderful opportunity for buyers seeking a stylish, ready to move into home close to excellent local amenities, good transport links and schools for all age groups.

Approached via a welcoming porch, the property opens into a living room which provides a comfortable and inviting space to relax and unwind. The impressive modern fitted kitchen is finished in contemporary grey tones, creating a smart and practical heart to the home.

To the first floor are two excellent bedrooms completed by a modern fitted bathroom featuing a contemporary white suite.

Outside, the property continues to impress. The front garden provides a pleasent approach, with a driveway offering off road parking and access to the garage. To the rear is a private, enclosed garden, thoughtfully laid with a patio and lawn, providing an ideal space for outdoor entertaining, relaxing and enjoying the warmer months.

Beautifully refurbished throughout and offered with NO UPWARD CHAIN, this appealing home is ideally suited to first time buyers, couples and those looking to downsize.

Early viewing is highly recommended to fully appreciate the quality, presentation and desirable location of this lovely home.

Property Specification

NO ABOVE CHAIN
FULLY REFURBISHED THROUGHOUT
TWO DOUBLE BEDROOMS
DRIVEWAY
GARAGE

Porch 5' 10" x 4' 5" (1.78m x 1.35m)

Living Room 17' 4" x 12' 9" (5.28m x 3.88m)

Kitchen 12' 9" x 8' 9" (3.88m x 2.66m)

Bedroom 1 12' 9" x 11' 9" (3.88m x 3.58m)

Bedroom 2 12' 9" x 8' 11" (3.88m x 2.72m)

Bathroom 8' 4" x 4' 9" (2.54m x 1.45m)

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: 15th August 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 £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.

Viewer's Note:

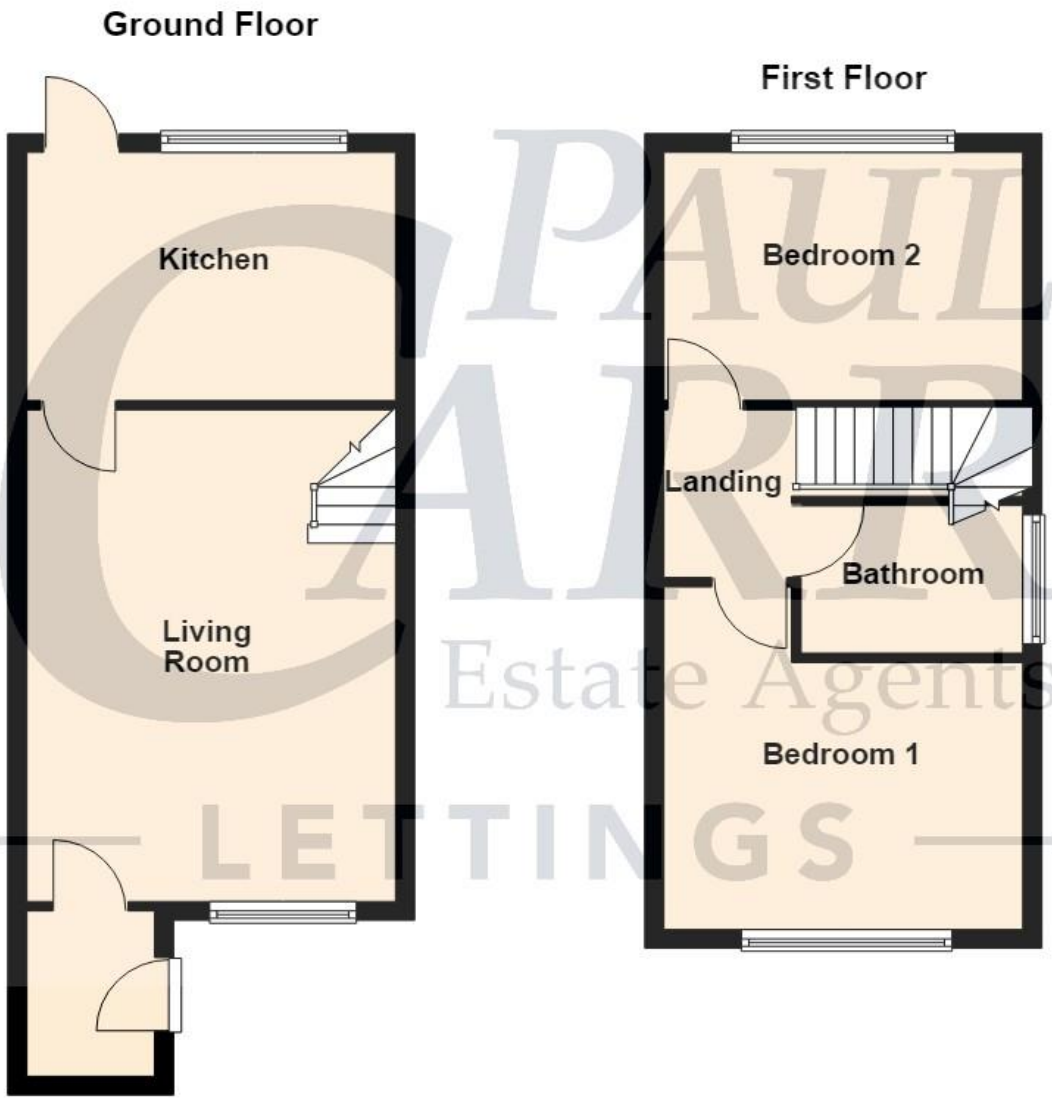
Services connected: Electric, gas, water & drainage

Council tax band: C

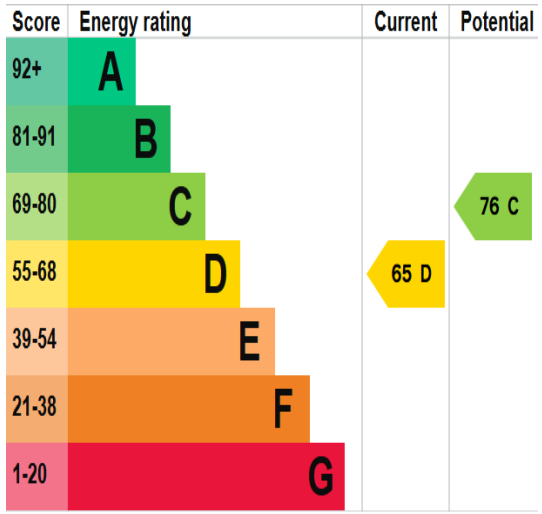
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman