



Walmley Road, Walmley
Sutton Coldfield, B76 2PY

Offers in Excess of £550,000

This one is special. A quintessential forever home in waiting, Walmley Road is the kind of property that rarely comes to market: substantial, beautifully positioned and set within a generous mature plot with open views towards Sutton Coldfield Rugby Club playing fields. For buyers dreaming of creating something truly exceptional in one of Walmley's most established locations, this is a home with real soul, scale and possibility.

Set well back from the road behind a mature frontage and broad driveway, this substantial detached family residence exceeding 2000 sq ft and has been cherished by the same family for around 50 years. Its proportions, plot and setting create the perfect canvas for a thoughtful renovation, remodelling project or sympathetic extension, subject to the necessary permissions.

The accommodation begins with a welcoming reception hall and unfolds into a spacious bay-fronted lounge, separate living room, formal dining room and study/home office, giving the house an unusually versatile collection of reception space. A generously proportioned kitchen/breakfast room sits at the heart of the home, with excellent potential to create the open-plan family kitchen, dining and entertaining space so many modern buyers now seek.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite bathroom, together with a further family bathroom, separate WC and useful storage. A particular asset is the substantial double garage with utility space, offering secure parking, workshop potential, excellent storage or scope for future conversion or incorporation into the home, subject to planning.

Outside, the rear garden is where the property truly comes into its own. Mature, expansive and wonderfully private, it enjoys a patio, lawned areas, established planting, fruit trees and greenhouse, with a lovely open outlook beyond towards the rugby club playing fields.

It is a setting that feels calm, green and far removed from everyday life, despite being so well connected, Walmley Road is ideally placed for Walmley Village, highly regarded local schooling, Sutton Coldfield town centre, parks, bus routes and access into Birmingham and beyond. A rare opportunity to shape an already impressive house into a truly outstanding long-term family home. Offered with no upward chain.

Tenure: We can confirm the property is Freehold.

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

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

Living Room 14' 1" x 13' 9" (4.29m x 4.19m)

Kitchen/Breakfast Room 19' 3" x 10' 6" (5.86m x 3.20m)

Dining Room 14' 0" x 10' 1" (4.26m x 3.07m)

Study 14' 2" x 6' 3" (4.31m x 1.90m)

Reception Room 12' 5" x 10' 7" (3.78m x 3.22m)

Toilet 5' 1" x 3' 6" (1.55m x 1.07m)

Bedroom One 17' 0" x 11' 11" (5.18m x 3.63m)

En-suite 6' 8" x 6' 3" (2.03m x 1.90m)

Bedroom Two 12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom Three 11' 0" x 10' 8" (3.35m x 3.25m)

Bedroom Four 13' 1" x 7' 9" (3.98m x 2.36m)

Bathroom 10' 1" x 7' 9" (3.07m x 2.36m)

Garage 17' 9" x 17' 2" (5.41m x 5.23m)

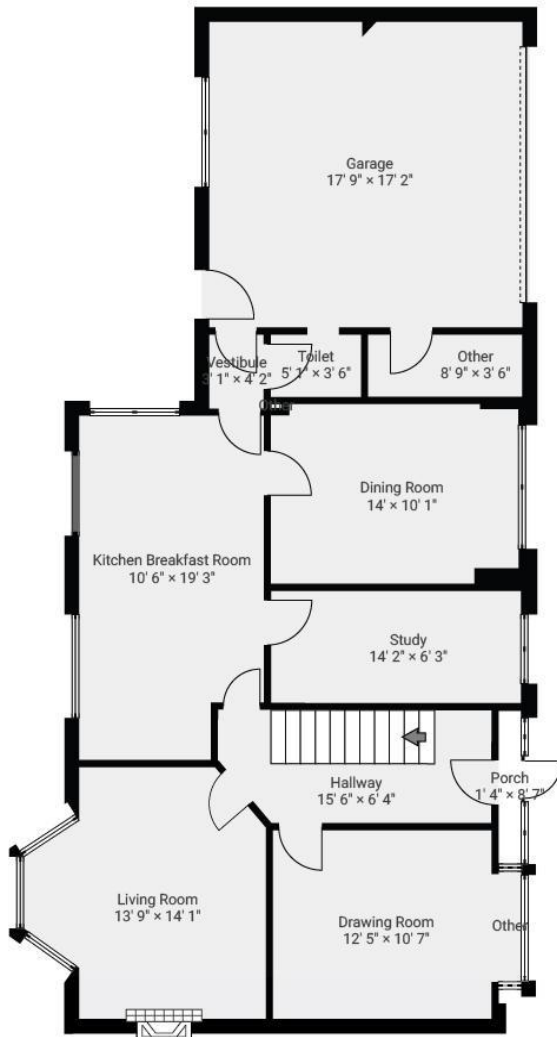




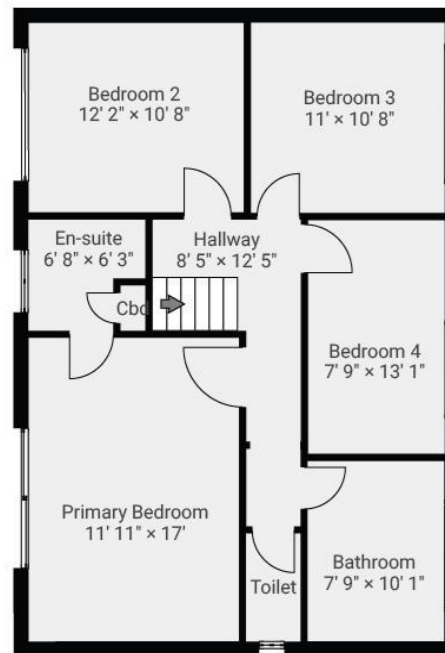
Floor Plan

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

▼ Ground Floor



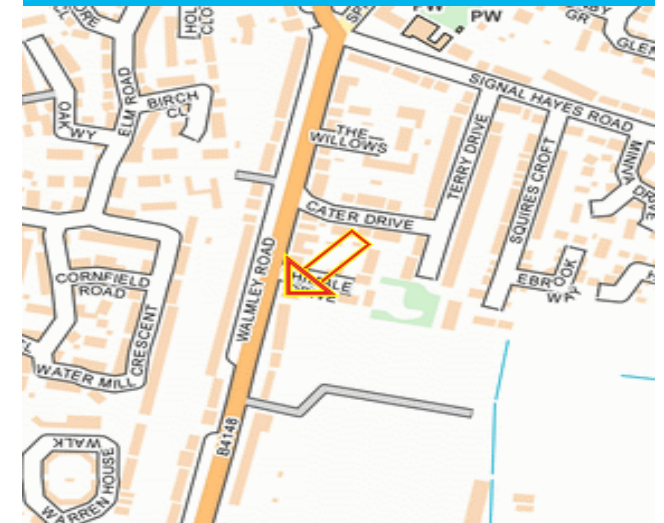
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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: 8th July 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 £40 + VAT (£48 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.

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