Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

Plants Brook Road,
Sutton Coldfield, B76 1EX

Offers in Excess of £360,000

This exceptional three-bedroom semi-detached home has been extensively improved and thoughtfully extended to create a sophisticated family residence with a distinctly premium finish.

Beautiful natural materials, soft neutral tones and carefully considered detailing combine to produce an interior that feels both effortlessly stylish and wonderfully welcoming.

A generous block-paved frontage provides ample off-road parking, with the traditional bay-fronted elevation giving an attractive first impression.

Inside, the welcoming reception hallway immediately introduces the home’s design-led character, with herringbone flooring continuing through much of the ground floor and a beautifully appointed guest WC positioned just off the hall. The separate living room offers a calm and elegant retreat. A broad front-facing bay window draws in plenty of natural light, while decorative wall panelling, bespoke illuminated display recesses, detailed coving and a neutral palette create a refined yet comfortable setting.

Undoubtedly the centrepiece of the home is the spectacular extended kitchen and dining room. Designed around modern family life and entertaining, this impressive open-plan space features classic shaker-style cabinetry, substantial timber work surfaces, a Belfast-style sink, range cooker, American-style refrigerator and a striking central island finished in a rich contrasting tone. Breakfast-bar seating and a trio of pendant lights complete the island, while the adjoining dining area provides ample space for a full-size table. French doors and a further rear window connect the room beautifully with the garden, filling the space with natural light and creating an effortless flow between inside and out.

Upstairs, the primary bedroom enjoys an attractive front bay and an impressive range of bespoke fitted wardrobes, drawers and integrated media storage. The second bedroom is another comfortable and versatile room, while the third is ideally suited to a child’s bedroom, nursery or dedicated home office. The family bathroom has been finished with equal consideration, featuring a freestanding bath, separate shower enclosure, contemporary vanity unit and modern sanitaryware beneath a subtly vaulted ceiling.

Outside, the rear garden has been landscaped to create a series of defined spaces for relaxing, entertaining and family life. A central lawn is complemented by extensive paved terraces, contemporary gravel borders and dedicated seating areas, all enclosed by smart fencing with a mature green backdrop. Gated side access provides additional practicality.

More than simply an extended three-bedroom semi-detached property, this is a beautifully resolved, design-conscious home in which the layout, finish and presentation have all been carefully considered.

Room Measurements

Living Room 13' 4" x 9' 4" (4.06m x 2.84m)

Open Plan Kitchen/Diner 21' 3" x 15' 1" (6.47m x 4.59m)

Toilet

Bedroom One 11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom Two 12' 6" x 9' 5" (3.81m x 2.87m)

Bedroom Three 7' 0" x 5' 2" (2.13m x 1.57m)

Bathroom 8' 3" x 6' 5" (2.51m x 1.95m)

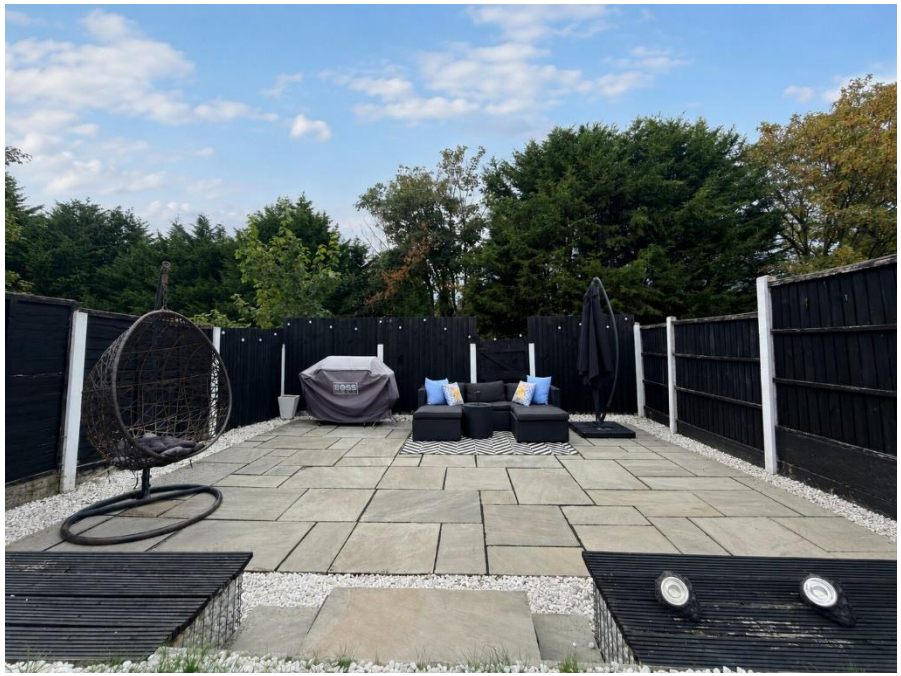
Tenure: We can confirm the property is Freehold.

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

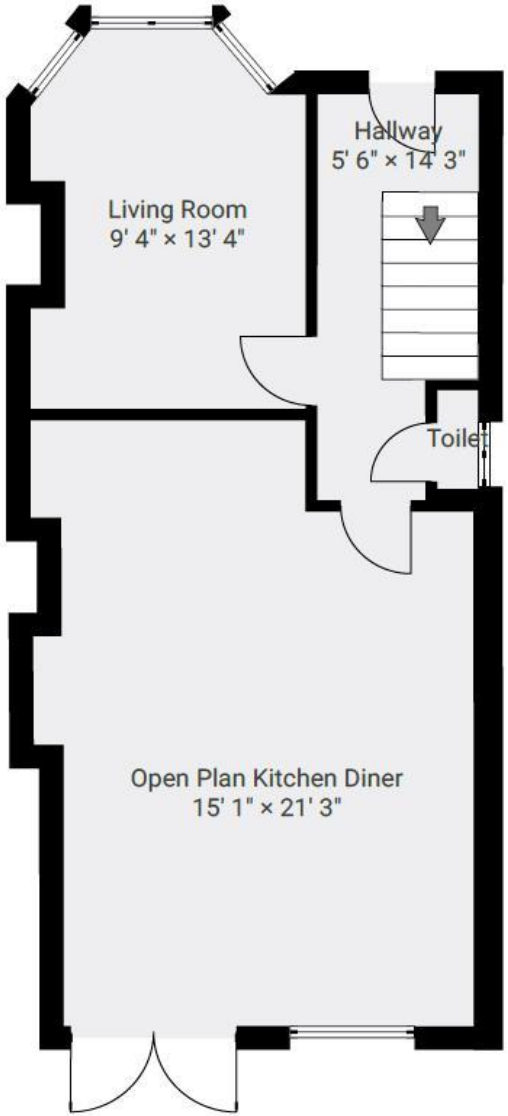
or via Walmley@paulcarrestateagents.co.uk



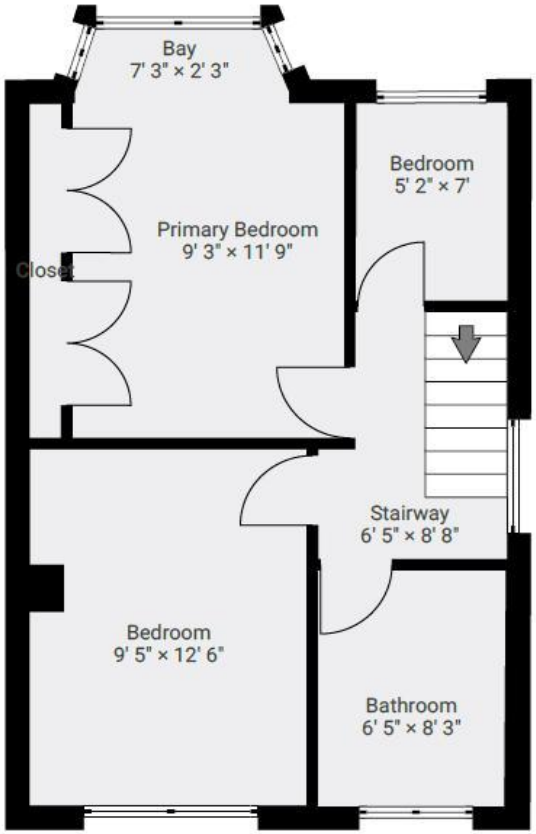
Floor Plan

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

▼ **Ground Floor**

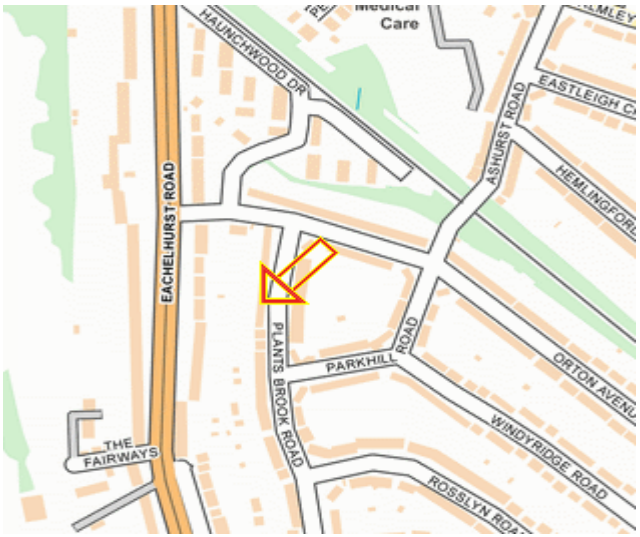


▼ **1st Floor**



Energy Performance Rating

Map Location



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Agent's Note:

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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.