



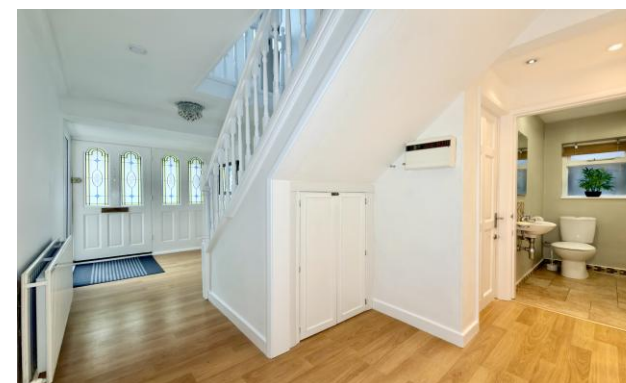
Coldstream Road,  
Sutton Coldfield, B76 1NW

Offers in Excess of £525,000

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4  2  3 

WOW. WOW. WOW. Opportunities like this on Coldstream Road, Walmley are exceptionally rare – and when they do come to market, they do not hang around. Occupying a coveted, neighbourly position on one of Walmley's most sought-after residential roads, this extended and beautifully improved four-bedroom detached family home delivers space, flexibility and potential in abundance – all wrapped up with the huge advantage of no onward chain. Coldstream Road is prized for good reason. Quiet, established and family-focused, yet perfectly placed for high-performing schools, local amenities, parks, commuter links and Walmley Village itself – this is a location that truly works for growing families and long-term living. From the moment you arrive, the home makes a statement. A handsome foregarden and generous driveway create immediate kerb appeal, while the welcoming entrance hall and additional porch set the tone for the space within. The accommodation is both versatile and impressively proportioned. A substantial, extended principal living room provides the perfect hub for family life, while a separate additional reception room offers complete flexibility – ideal as a snug, home office, playroom or even a ground-floor bedroom. The heart of the home is undoubtedly the fabulous kitchen-diner, designed for modern family living and entertaining. This flows seamlessly into a gorgeous sun room, flooded with natural light and enjoying uninterrupted views across the extensive rear garden – a superb space for relaxed mornings, hosting or simply enjoying the outlook. Upstairs, the sense of space continues with four genuine double bedrooms, ensuring room for everyone. The family bathroom is finished with a stylish five-piece white suite, adding a touch of luxury, while a ground-floor shower room with WC enhances everyday practicality. Further benefits include a garage for storage, a separate utility/store area, and a layout that offers clear scope for future personalisation, should the next owner wish to add their own stamp. The rear garden is a standout feature





## Property Specification

RARELY AVAILABLE  
EXTENDED DETACHED FAMILY HOME  
FOUR DOUBLE BEDROOMS  
EXTENDED LOUNGE  
STUNNING KITCHEN DINING ROOM

**Living Room 19' 2" x 14' 2" (5.84m x 4.31m)**

**Snug 14' 3" x 11' 5" (4.34m x 3.48m)**

**Sun Room 11' 4" x 12' 10" (3.45m x 3.91m)**

**Kitchen 12' 4" x 11' 9" (3.76m x 3.58m)**

**Store 5' 11" x 2' 10" (1.80m x 0.86m)**

**WC 8' 6" x 5' 7" (2.59m x 1.70m)**

**Garage 15' 10" x 8' 9" (4.82m x 2.66m)**

**Porch 3' 5" x 5' 7" (1.04m x 1.70m)**

**Primary Bedroom 11' 3" x 12' 2" (3.43m x 3.71m)**

**Bedroom 8' 11" x 12' 1" (2.72m x 3.68m)**

**Bathroom 6' 6" x 9' 0" (1.98m x 2.74m)**

**Bedroom 9' 6" x 12' 4" (2.89m x 3.76m)**

### 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: 12th January 2026

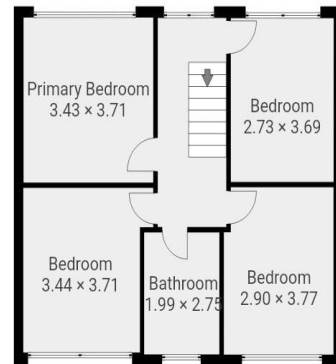
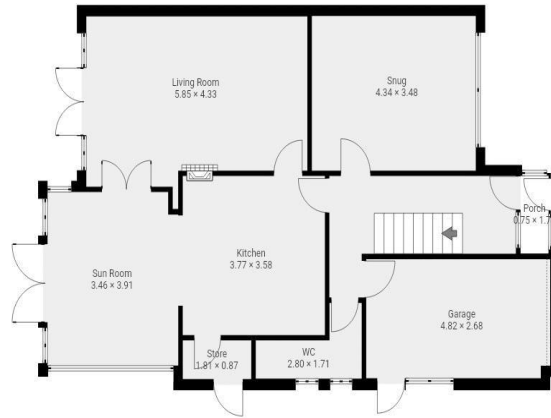
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Other Charges:

# Floor Plan

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



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location