



Bromyard Avenue,
Sutton Coldfield, B76 1RQ

Offers in the Region Of £550,000

Set within an exclusive and rarely available cul-de-sac just off Fox Hollies Road, this fabulous four-bedroom detached family home occupies a highly desirable position close to the heart of Walmley Village and within easy reach of The Deanery School. Bromyard Avenue is a setting that people rarely leave and for good reason. Quiet, private and wonderfully convenient, it offers that sought-after balance of peaceful residential living while remaining moments from local shops, amenities, schools and transport links.

Homes in this particular cul-de-sac are seldom available, making this a genuinely exciting opportunity for buyers looking to secure a long-term family home in one of Walmley's most desirable pockets. The property itself has been lovingly owned, carefully maintained and improved over time, resulting in a home that feels both immaculate and warmly lived-in. The finish throughout is excellent, with quality touches including solid wooden flooring to much of the ground floor and attractive glass and oak veneer internal doors, giving the accommodation a refined and cohesive feel.

Upon entering, the reception hallway gives an immediate sense of the care and presentation found throughout the home, with a useful downstairs WC positioned off the hall. The ground floor offers a superb and versatile layout, ideal for modern family life. To the rear, the elegant lounge provides a beautifully presented formal living space, complete with a feature fireplace and generous natural light. It is a comfortable, welcoming room, perfect for relaxing in the evening while still feeling smart enough for entertaining. The formal dining room enjoys a lovely outlook towards the garden and provides an excellent setting for family meals, hosting and special occasions. To the front, the kitchen/breakfast room is well-appointed and thoughtfully designed, fitted with a range of units and integrated appliances including a gas hob, dishwasher, fridge, freezer, double oven/grill and microwave. There is also space for casual dining, making it a practical everyday hub of the home. A further sitting room/playroom/study adds excellent flexibility to the ground floor. Whether used as a children's playroom, home office, snug or hobby space, it gives the property the adaptable accommodation so many families are now looking for. The garage can be accessed separately and provides valuable storage, along with plumbing for a washing machine, helping keep the main living space clear and practical.

To the first floor, there are four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished in a clean, stylish scheme. The layout works particularly well for families, offering a good balance of bedroom space, bathroom facilities and storage.

Externally, the rear garden has been beautifully maintained and is a real credit to the current owners. Manicured, private and thoughtfully landscaped, it offers a peaceful outdoor space for sitting, dining and enjoying the warmer months. The patio area provides room for outdoor furniture, while the lawn and mature planting create a lovely sense of greenery and seclusion. To the front, the property has excellent kerb appeal with a smart driveway, attractive frontage and access to the garage.

Bromyard Avenue is a rare opportunity to purchase an immaculate and much-loved detached family home in one of Walmley's most sought-after cul-de-sac locations. With four bedrooms, multiple reception spaces, a beautifully kept garden and a position close to Walmley Village and The Deanery, this is a home that offers quality, convenience and long-term family appeal in equal measure.

Tenure: We can confirm the property is Freehold.

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

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 Measurement

Sitting Room 16' 9" x 7' 6" (5.10m x 2.28m)

Kitchen/Breakfast Room 17' 9" x 8' 6" (5.41m x 2.59m)

Lounge 15' 9" x 13' 2" (4.80m x 4.01m)

Dining Room 12' 6" x 8' 7" (3.81m x 2.61m)

W.C 6' 6" x 3' 3" (1.98m x 0.99m)

Bedroom One 10' 9" x 10' 4" (3.27m x 3.15m)

En-suite 7' 2" x 3' 5" (2.18m x 1.04m)

Bedroom Two 10' 4" x 6' 7" (3.15m x 2.01m)

Bedroom Three 9' 11" x 9' 6" (3.02m x 2.89m)

Bedroom Four 8' 2" x 7' 0" (2.49m x 2.13m)

Bathroom 7' 0" x 6' 4" (2.13m x 1.93m)

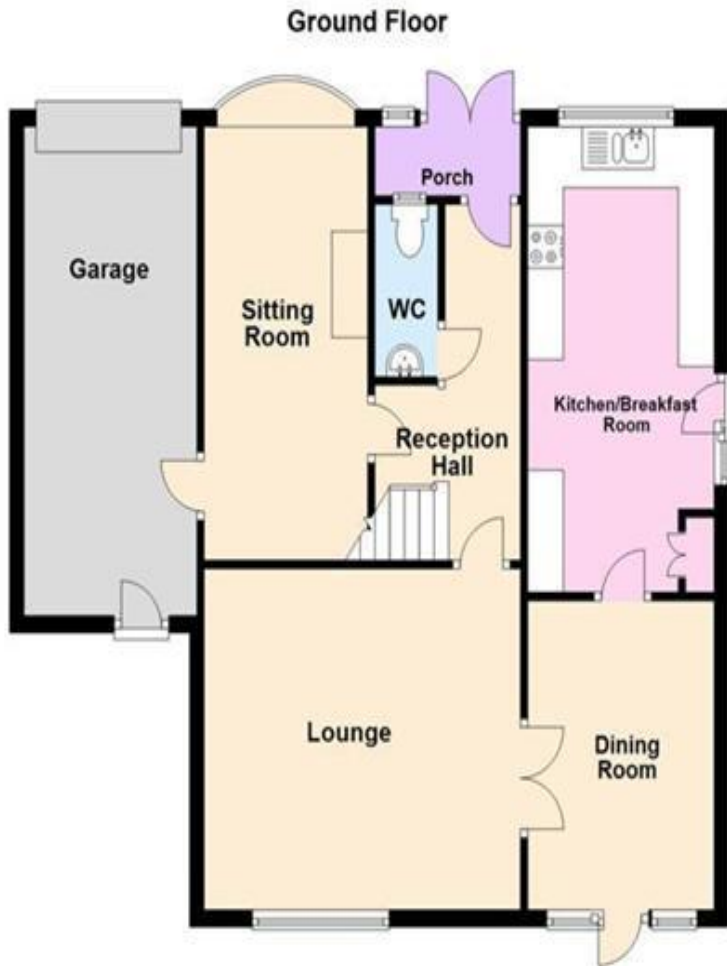
Garage 18' 11" x 7' 11" (5.76m x 2.41m)





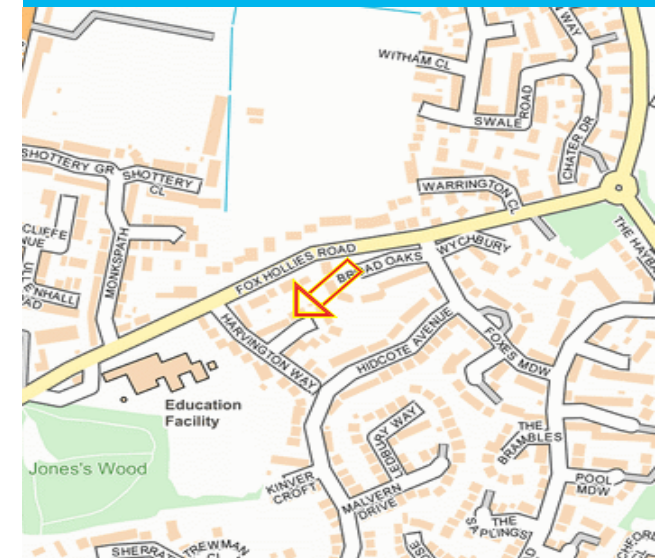
Floor Plan

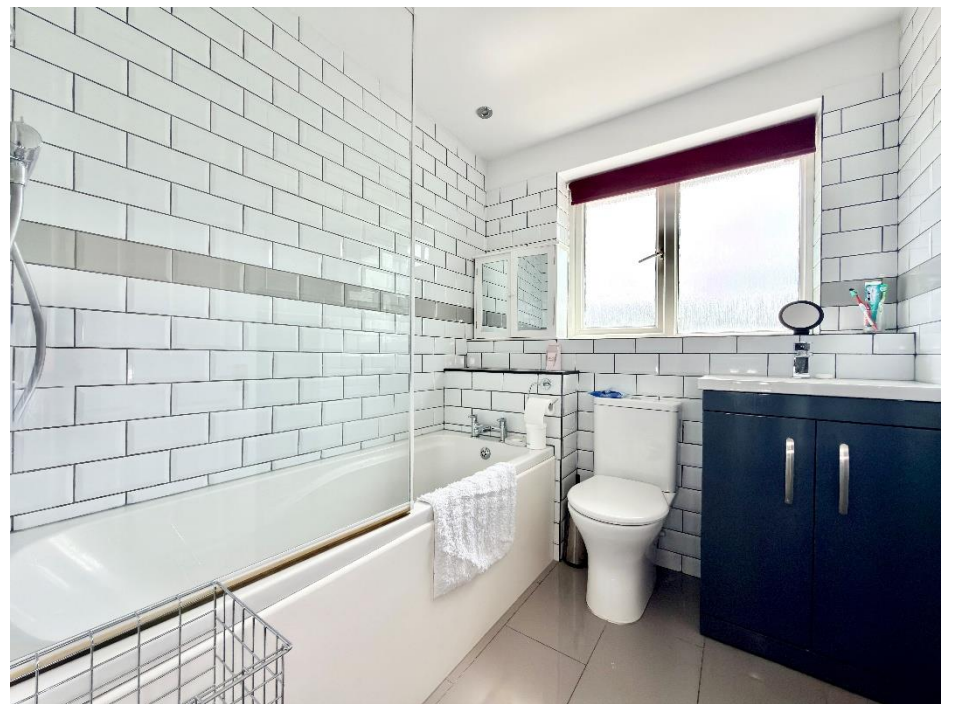
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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: 26th May 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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