Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

Wye Close,
Sutton Coldfield, B76 1YU

Offers Over £335,000

Occupying a desirable cul-de-sac position, this exceptionally well-presented three-bedroom semi-detached home offers a superb combination of contemporary styling, generous living space and outstanding attention to detail throughout. Finished to an impressive standard and quite simply ready to move straight into, the property immediately stands apart for the quality of its presentation. Beautiful hardwood flooring flows through the ground floor, complementing a sophisticated neutral palette and creating a wonderfully cohesive, modern feel.

The centrepiece of the home is undoubtedly the spectacular open-plan kitchen, dining and family room. Designed around modern family life and entertaining, this expansive lifestyle space provides clearly defined areas in which to cook, dine and relax while retaining an effortless sense of openness.

The fitted kitchen itself is both stylish and highly practical, featuring an extensive range of contemporary cabinetry providing excellent storage, generous preparation space and an impressive central island incorporating a breakfast bar and electric hob. Integrated appliances include a Zanussi oven and microwave, fridge freezer and dishwasher, while the combination of crisp cabinetry, modern work surfaces and feature lighting gives the entire space an exceptionally polished finish.

Beyond the kitchen, the room opens seamlessly into generous dining and sitting areas, creating a fantastic social environment and allowing natural light to travel throughout the space. Whether hosting friends, enjoying family meals or simply relaxing at the end of the day, this is a ground floor designed to be lived in. Further enhancing the practicality of the accommodation is a separate utility/WC, again offering an excellent amount of additional fitted storage and helping keep the principal living areas beautifully streamlined.

To the first floor are three well-proportioned bedrooms, each presented in the same immaculate contemporary style. The principal bedroom offers particularly comfortable proportions together with fitted mirrored wardrobes, while the remaining bedrooms provide excellent flexibility for children, guests or home-working requirements. The accommodation is completed by a superb four-piece family bathroom, beautifully finished with extensive contemporary tiling and a crisp white suite comprising bath, separate shower enclosure, wash basin and WC, creating a clean and luxurious space.

Externally, the property benefits from driveway parking to the front, while its tucked-away cul-de-sac setting adds further appeal.
For buyers seeking a home where the expensive work has already been completed, Wye Close is an exceptional proposition.

Stylish, spacious and presented in genuinely superb condition, the combination of its sweeping open-plan living accommodation, high-quality finish and practical three-bedroom layout creates a home that feels considerably more special than the typical semi-detached property.

Early viewing is strongly recommended to fully appreciate the quality and lifestyle on offer.

Room Measurements

Open Plan Lifestyle Room 27' 3" x 19' 6" (8.30m x 5.94m)

Laundry Room 7' 0" x 5' 5" (2.13m x 1.65m)

Bedroom One 10' 9" x 10' 2" (3.27m x 3.10m)

Bedroom Two 9' 10" x 9' 1" (2.99m x 2.77m)

Bedroom Three 9' 11" x 6' 8" (3.02m x 2.03m)

Bathroom 8' 9" x 7' 2" (2.66m x 2.18m)

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.

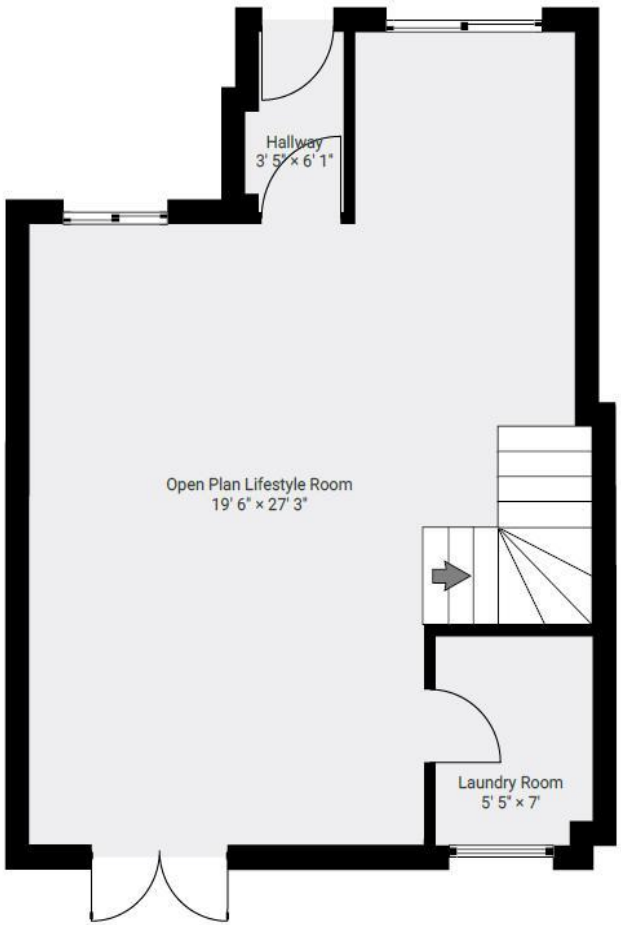
Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk

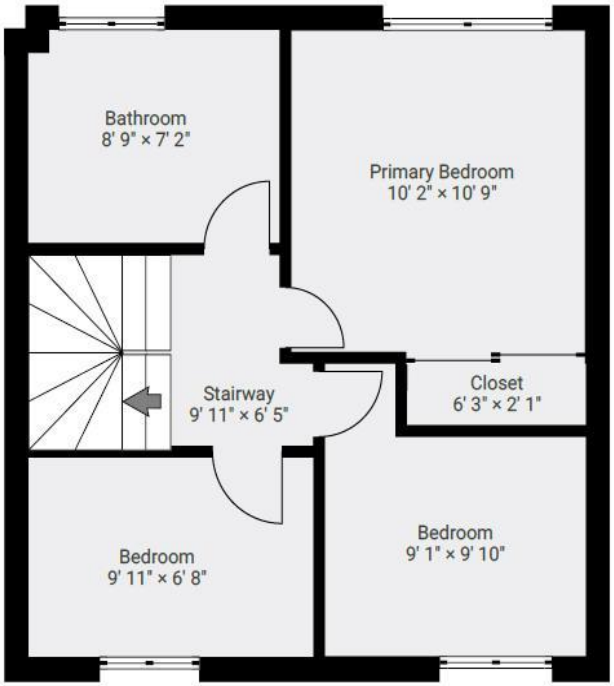
Floor Plan

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

▼ **Ground Floor**



▼ **1st Floor**



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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: 21st 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.