Paul Carr Estate Agents
Sales & Lettings

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Weaver Avenue, Walmley
Sutton Coldfield, B76 2BG

Offers in Excess of £600,000

An exceptional extended executive detached family residence, occupying a generous and particularly private corner plot within a highly regarded modern development. Beautifully maintained and thoughtfully improved by its current owners, this substantial four-bedroom home offers expansive living accommodation, a magnificent garden room, wrap-around gardens, a sweeping driveway and a detached double garage. Set well back from the road behind mature planting, Weaver Avenue immediately creates a strong sense of privacy and arrival.

A generous sweeping driveway provides ample off-road parking and leads to the detached double garage, complete with an automatic electrically operated door. The home's attractive brick façade, distinctive gabled elevations and established frontage give it the commanding presence expected of a premium family residence. The accommodation begins with an impressive and welcoming entrance hallway. Generously proportioned and beautifully presented, this grand central reception space features useful fitted shoe storage, a guest cloakroom and an elegant spindle staircase rising to the first-floor gallery landing.

Immediately to the right is the substantial dual-aspect living room. A feature bay window draws an abundance of natural light into the room, while the generous proportions provide ample space for multiple seating areas. A contemporary fireplace creates an attractive focal point, and glazed folding doors open directly into the extended garden room, allowing the two spaces to connect effortlessly for family gatherings and entertaining. The ground floor also includes a dedicated study, ideally suited to modern work-from-home lifestyles. Positioned away from the principal living accommodation and benefitting from fitted storage, it provides a practical and comfortable environment for home working, studying or creative pursuits.

At the heart of the property is the superb open-plan kitchen and dining room. Designed to accommodate both everyday family life and larger social occasions, this sweeping space is fitted with an extensive range of matching wall and floor cabinetry, complemented by generous preparation surfaces and a comprehensive selection of integrated appliances. Two ovens and a substantial gas hob provide excellent functionality for keen cooks, while the dining area comfortably accommodates a full-sized family table. Further glazed folding doors connect the kitchen and dining room with the outstanding extended garden room. Spanning the rear of the home and framed by panoramic glazing, this is a particularly special family space. Filled with natural light and enjoying attractive views across the surrounding gardens, it provides an inviting setting in which to relax, entertain or spend time together throughout the seasons. Its scale and versatility allow for generous seating, media furniture and additional dining or recreational space without compromising the room's open and airy character. A separate laundry room completes the ground-floor accommodation, providing valuable additional cabinetry, appliance space and direct access outside.

The sense of space continues upstairs, where a broad gallery landing gives the first floor a particularly welcoming and substantial feel. The landing provides access to four well-proportioned bedrooms, each of which benefits from fitted storage. The principal bedroom is an excellent private retreat, offering generous proportions, extensive wardrobe space and its own spacious en suite. The en suite is fitted with a four-piece white suite comprising a panelled bath, separate shower enclosure, wash basin and WC. The remaining bedrooms offer excellent versatility for children, guests or additional home-working space. Bedroom two is a particularly generous double, while bedrooms three and four provide comfortable and well-planned accommodation with fitted wardrobes. Serving the additional bedrooms is a stylish contemporary family bathroom, appointed with a modern suite incorporating a walk-in shower, fitted vanity storage, wash basin and WC. Together with the principal en suite and ground-floor cloakroom, the property is exceptionally well equipped for busy family life.

One of the home's most appealing features is its enviable corner plot. The gardens wrap around the property, creating a generous and private outdoor environment with areas for relaxation, entertaining and family recreation. Established hedging and mature planting provide an attractive sense of enclosure, while the broad lawns offer ample space for children, pets and outdoor activities. Paved seating areas adjoin the house and garden room, creating an easy transition between the internal and external living spaces and providing an ideal setting for summer dining and entertaining. The detached double garage offers secure parking and substantial additional storage, while the extensive driveway with car charging point comfortably accommodates several vehicles.

Weaver Avenue forms part of an attractive modern development in the sought-after Walmley area, making it an excellent choice for growing and established families alike. The property is conveniently positioned for local shops and everyday amenities, with Walmley Village and Sutton Coldfield both within easy reach. Families are particularly well served by a selection of well-regarded local schools, while convenient road and public transport connections provide access across Birmingham and the wider West Midlands. Combining an impressive corner plot, extensive family accommodation and a superb rear extension, this is a home of genuine scale and versatility.

Its flowing reception spaces, four generous bedrooms, wrap-around gardens and detached double garage create a rare opportunity to acquire a substantial executive residence in one of Walmley's most desirable residential settings.

Room Measurements

Living Room 17' 11" x 11' 7" (5.46m x 3.53m)

Garden Room 21' 7" x 11' 8" (6.57m x 3.55m)

Kitchen/Diner 20' 2" x 14' 10" (6.14m x 4.52m)

Laundry Room 6' 0" x 5' 10" (1.83m x 1.78m)

Study 9' 7" x 7' 0" (2.92m x 2.13m)

Toilet

Bedroom One 14' 4" x 10' 5" (4.37m x 3.17m)

En-suite bathroom 10' 5" x 6' 5" (3.17m x 1.95m)

Bedroom Two 11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Three 9' 3" x 8' 7" (2.82m x 2.61m)

Bedroom Four 8' 10" x 6' 1" (2.69m x 1.85m)

Bathroom 8' 9" x 6' 5" (2.66m x 1.95m)

Garage 17' 3" x 16' 2" (5.25m x 4.92m)

Tenure: We can confirm the property is Freehold.

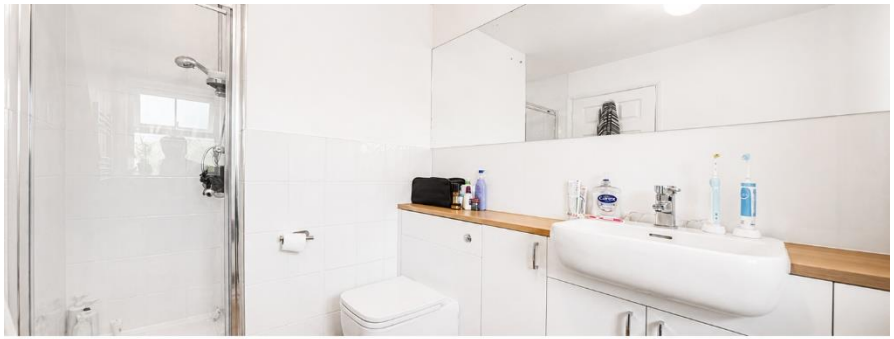
Council Tax Band: We can confirm the Council Tax Band is F.

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

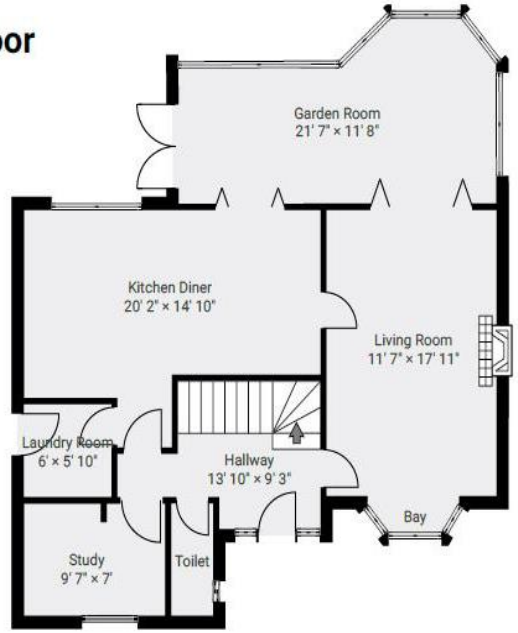
Hotpoint

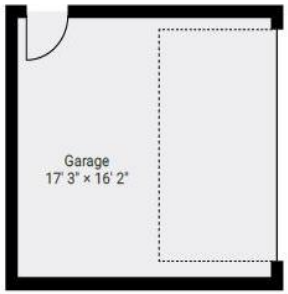


Floor Plan

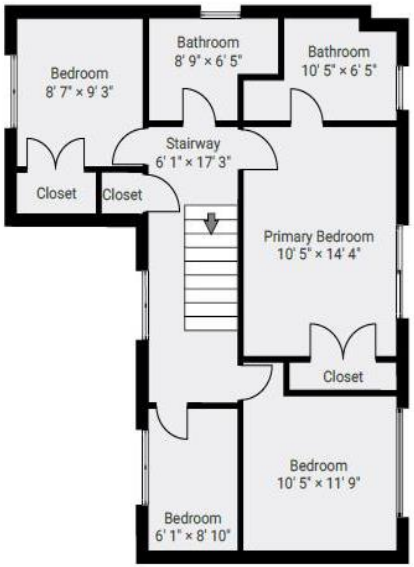
This floor plan is not drawn to scale and is for illustration purposes only

▼ Ground Floor

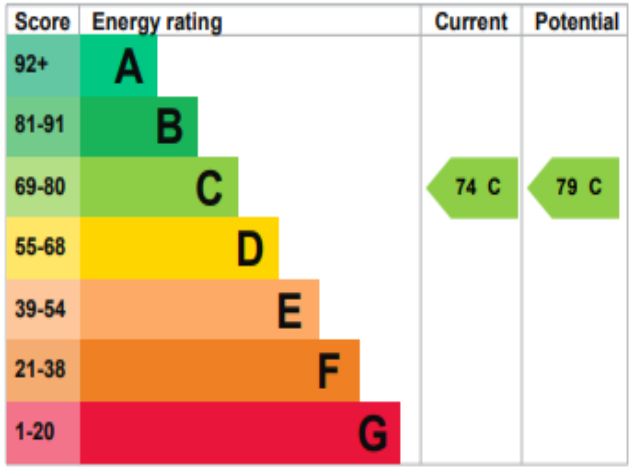




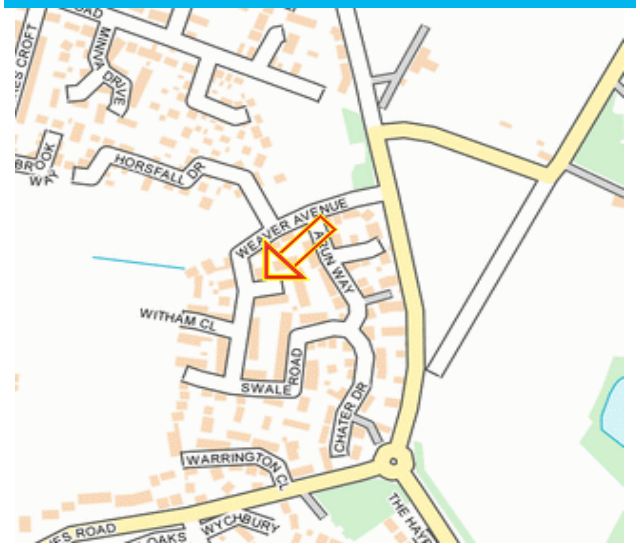
▼ First Floor



Energy Performance Rating



Map Location



GREEN DAY
LED ZEPPELIN
SCARPA

LED ZEPPELIN
MOTHERSHIP

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: 28th 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 £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.

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