PAUL CARR Estate Agents Sales & Lettings

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Elm Road, Sutton Coldfield, B76 2PQ

£395,000



Sutton Coldfield

£395,000

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Situated in a highly desirable position within Walmley Village, this immaculately presented three-storey townhouse offers beautifully appointed accommodation, impressive room proportions and a superb level of versatility, making it ideal for families, professionals or buyers seeking a stylish home ready to move straight into. From the moment you step inside, the property immediately impresses with a gorgeous and welcoming reception hall, setting the tone for the quality and care that runs throughout the home.

The ground floor provides a fantastic layout for modern living. To the front is a bright and comfortable living room, enhanced by an attractive bay window allowing natural light to flood the space. To the rear sits the contemporary fitted kitchen, offering generous worktop space, integrated appliances and ample storage, flowing beautifully through to a light-filled conservatory that provides the perfect setting for dining while enjoying views over the garden. Practicality has also been carefully considered, with a guest WC and separate laundry/utility room located on the ground floor.

The first floor continues to impress with exceptionally versatile accommodation. A substantial reception room provides an outstanding living or family space, while an additional double bedroom and family bathroom create flexible options for guests, working from home or multi-generational living. The second floor is dedicated to the remaining two generous double bedrooms, including a particularly spacious principal bedroom, both served by a modern family bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor relaxation and entertaining. A particularly appealing feature is the property's exclusive rear pathway providing direct access to the garage, offering excellent convenience and practicality.

Elm Road itself occupies a prime residential position within Walmley, perfectly placed for well-regarded schools, local shops, restaurants and everyday amenities, while also offering excellent transport links to Sutton Coldfield, Birmingham and surrounding areas.

Combining superb presentation, flexible living space and an outstanding location, this impressive townhouse represents a fantastic opportunity for buyers seeking a home that effortlessly balances style, comfort and practicality.

Early viewing is highly recommended.













Property Specification

GORGEOUS TERRACED FAMILY HOME
VERSATILE THREE-STORY LIVING ACCOMMODATION
TURNKEY CONDITION THROUGHOUT
STUNNING FITTED KITCHEN BREAKFAST ROOM
THREE DOUBLE BEDROOMS

Living Room 12' 1" x 8' 10" (3.68m x 2.69m)

Kitchen 15' 11" x 8' 10" (4.85m x 2.69m)

Conservatory 9' 0" x 7' 7" (2.74m x 2.31m)

Laundry Room 5' 4" x 5' 2" (1.62m x 1.57m)

Bedroom 8' 11" x 12' 10" (2.72m x 3.91m)

Second Living Room 10' 4" x 15' 2" (3.15m x 4.62m)

Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

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: 16th March 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.

Viewer's Note:

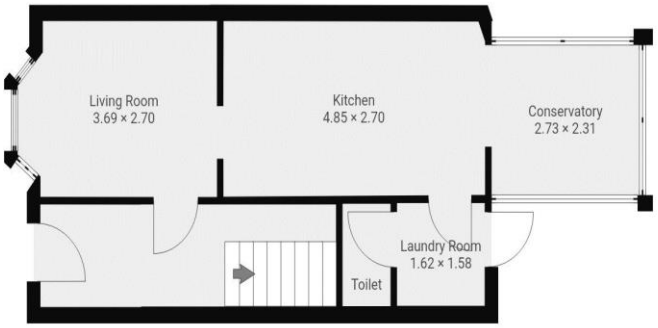
Services connected: Gas, Electric, Water, Drainage

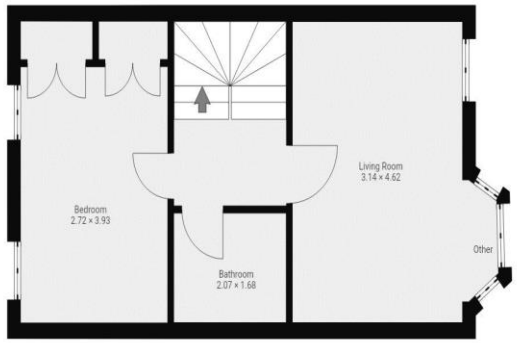
Council tax band: E

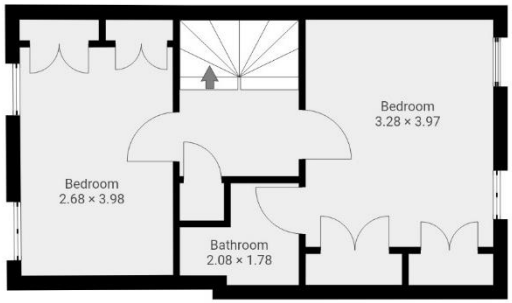
Tenure: Freehold

Floor Plan

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





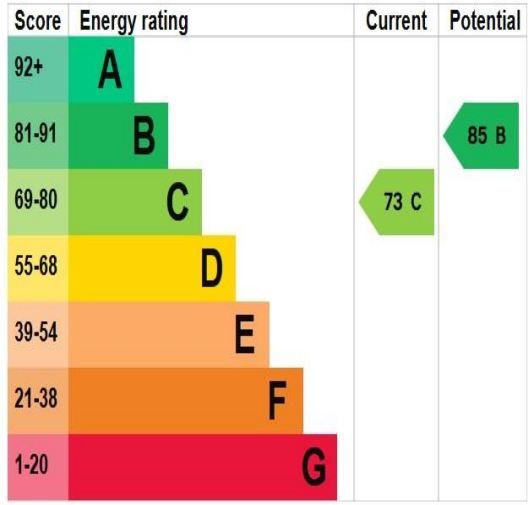




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Energy Efficiency Rating



Map Location



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