



Coleshill Road,  
Sutton Coldfield, B75 7AA

£415,000

£415,000



Set along the ever-popular Coleshill Road, this stunning traditional three-bedroom semi-detached home offers a wonderful blend of period character, generous proportions and stylish boho-chic interiors, all within easy reach of Sutton Coldfield Town Centre and excellent commuter links. From the moment you arrive, the property immediately impresses with its attractive red-brick façade and classic bay-fronted design, creating a charming first impression that perfectly reflects the character found throughout the home. Stepping inside, you are welcomed by a bright entrance hall that leads into a beautifully presented living room, where a feature bay window fills the space with natural light. Elegant décor and a cosy yet contemporary feel make this the perfect room to unwind. To the rear of the property sits the heart of the home – a stylish open dining room, thoughtfully designed for modern living while retaining traditional charm with a striking fireplace feature and warm timber flooring. This space flows seamlessly through to the generous fitted kitchen, offering ample storage, worktop space and views over the rear garden, making it ideal for both everyday living and entertaining. Upstairs, the first floor continues to impress with three well-proportioned bedrooms. The primary bedroom is particularly spacious, beautifully styled and filled with natural light, while the additional bedrooms provide flexible accommodation perfect for family living, guests or home working. A modern family bathroom completes the first-floor accommodation. Outside, the property enjoys a private rear garden, offering a wonderful outdoor space with patio area and lawn – ideal for relaxing, dining or enjoying summer evenings. The garden provides a pleasant sense of privacy and plenty of room for families or keen gardeners. The location is another key highlight. Positioned conveniently for Sutton Coldfield Town Centre, residents can enjoy a fantastic range of shops, restaurants, cafés and leisure facilities, along with local schools, parks and transport links into Birmingham City Centre. The property is also well placed for access to major road networks including the M6 and M42, making it ideal for commuters. Beautifully styled throughout and ready to move into, this is a truly impressive home combining character, space and location in equal measure. Early viewing is highly recommended.





## Property Specification

STUNNING END TERRACE FAMILY HOME  
IMMACULATE CONDITION THROUGHOUT  
CHARACTER FEATURES  
THREE BEDROOMS  
SPACIOUS LOUNGE

Living Room 11' 2" x 13' 8" (3.40m x 4.16m)

Dining Room 12' 1" x 13' 7" (3.68m x 4.14m)

Kitchen 15' 10" x 9' 3" (4.82m x 2.82m)

Bedroom 10' 2" x 9' 0" (3.10m x 2.74m)

Bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

Bedroom 12' 3" x 10' 10" (3.73m x 3.30m)

Primary Bedroom 11' 7" x 13' 9" (3.53m x 4.19m)

### 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: 10th March 2026

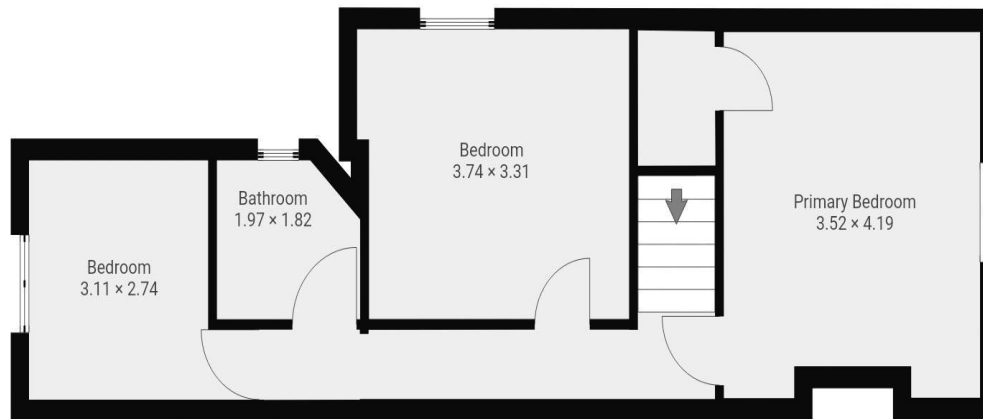
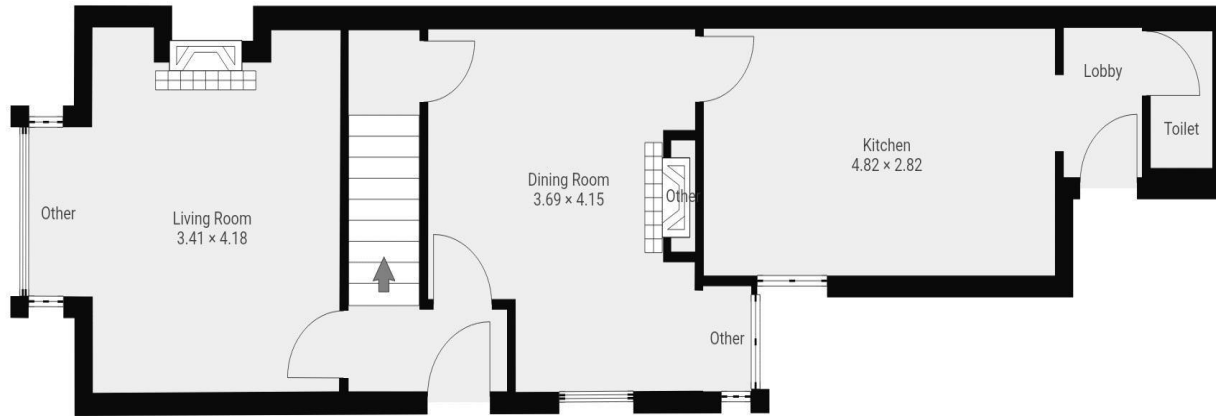
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £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: C  
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		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

## Map Location

