



Lawnswood,
Sutton Coldfield, B76 1TW

Offers in Excess of £550,000

Occupying a coveted cul-de-sac position, this immaculate extended four-bedroom detached family home offers beautifully presented and highly versatile accommodation, perfectly suited to modern family living.

Set back behind a generous driveway and neat frontage, the property immediately gives a strong first impression, with an attractive detached façade and garage. Internally, the home has been thoughtfully extended and exceptionally well maintained throughout, offering a superb balance of open-plan living space, practical rooms, and well-proportioned bedrooms.

The ground floor is centred around a fantastic open-plan kitchen diner, creating a wonderful lifestyle space for everyday family life, entertaining, and dining. The kitchen itself is modern and stylish, with sleek fitted cabinetry, integrated appliances, and ample space for a dining table, while the rear aspect opens visually onto the garden, giving the room a bright and sociable feel. A separate utility/laundry room provides excellent practicality and keeps the main kitchen space clean and uncluttered. To the front, there is a generous living room with a characterful fireplace and a calm, comfortable finish, ideal for relaxing in the evening. There is also a separate dining room, which could equally serve as a playroom, snug, or additional reception space depending on the buyer's needs. A welcoming hallway, guest WC, integral garage/storage space, and useful ground floor layout complete the downstairs accommodation.

To the first floor, the home offers four bedrooms, including a primary bedroom with fitted wardrobes and an en suite shower room. The remaining bedrooms are well suited to family use, guests, or home working, with the current layout demonstrating excellent flexibility. A smart family bathroom serves the additional bedrooms, finished with attractive tiling and a clean, neutral style.

Externally, the rear garden is a particularly appealing feature. It is a generous, family-friendly space with lawn, patio area, mature boundaries, and plenty of room for children's play equipment, outdoor dining, and summer entertaining. The garden enjoys a private and established feel, making it a brilliant extension of the living space during the warmer months.

Lawnswood is a superb example of an extended detached family home in a sought-after cul-de-sac setting, combining immaculate presentation, generous proportions, practical family features, and a highly desirable open-plan kitchen diner.

Tenure: We can confirm the property is Freehold.

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

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 Measurements

Dining Room 9' 9" x 8' 9" (2.97m x 2.66m)

Open Plan Kitchen Diner 19' 10" x 18' 4" (6.04m x 5.58m)

Laundry 8' 2" x 6' 9" (2.49m x 2.06m)

Toilet 7' 11" x 3' 1" (2.41m x 0.94m)

Bedroom One 10' 9" x 10' 5" (3.27m x 3.17m)

En-suite 8' 9" x 4' 10" (2.66m x 1.47m)

Bedroom Two 17' 3" x 6' 7" (5.25m x 2.01m)

Bedroom Three 13' 9" x 8' 3" (4.19m x 2.51m)

Bedroom Four 10' 7" x 10' 1" (3.22m x 3.07m)

Bathroom 8' 8" x 7' 5" (2.64m x 2.26m)

Storage 8' 2" x 7' 2" (2.49m x 2.18m)

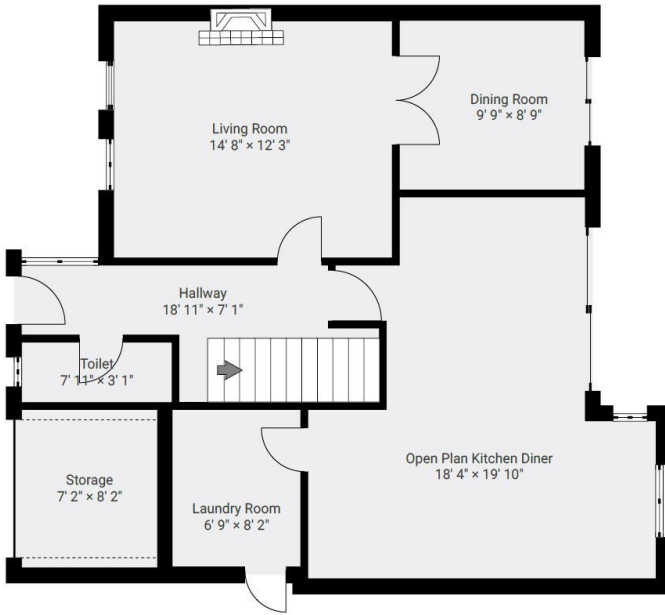




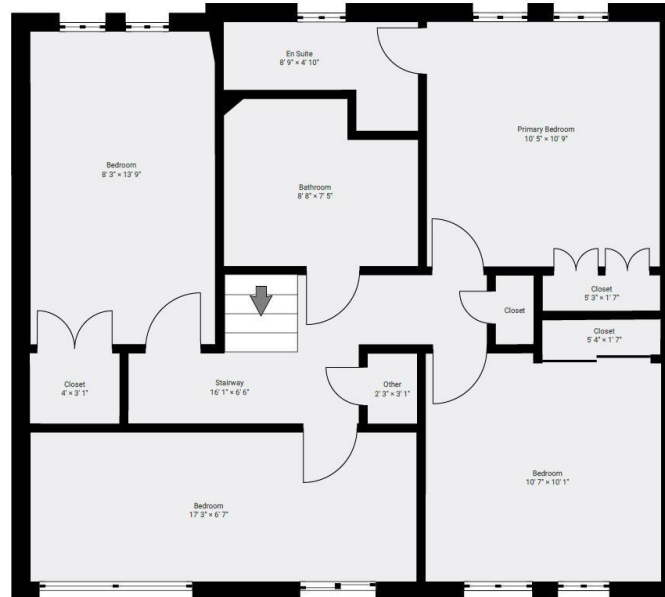
Floor Plan

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

▼ Ground Floor



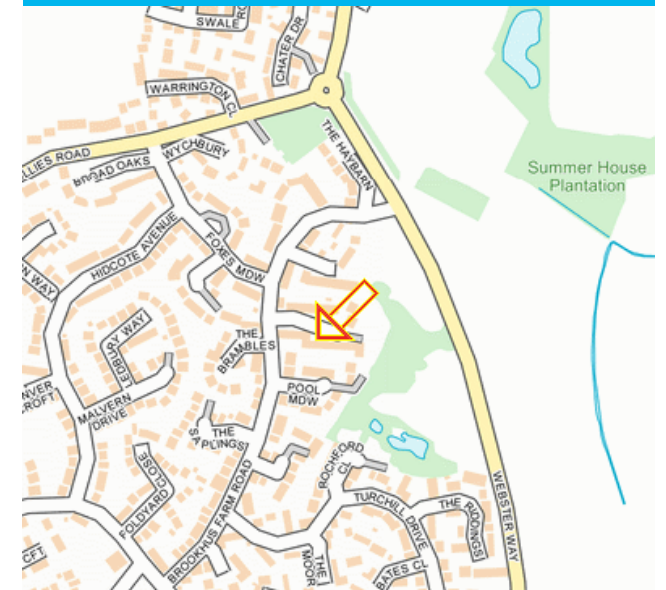
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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: 5th 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.