



8 Lyndon Road,
£320,000

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Some homes make sense because of what they are. Others because of where they are.

8 Lyndon Road manages both.

This Victorian terrace sits in a location that buyers often search for but rarely find one road back from Sutton Park, with Sutton Coldfield train station at the bottom of the road and the town centre just a short walk away. It's the kind of place where mornings start with a walk through the park, commutes are simple, and evenings can be spent in town without planning or parking stress.

The house itself has the proportions and character that Victorian homes are known for. Two reception rooms offer flexibility depending on how you live whether that's a front room to unwind in, a second space for dining, working from home or hosting friends, or a combination that changes as life does. The kitchen sits to the rear, supported by a useful downstairs WC, and opens out to a low-maintenance garden that's easy to enjoy without demanding constant upkeep.

Upstairs, there are two genuine double bedrooms and a well-sized bathroom. The home is in good condition and very liveable from day one, while still leaving room for a new owner to add their own style over time. Before the current owner, the property was successfully let, and that versatility still shows it works equally well as a first home, a step up from apartment living, or a low-maintenance investment.

What really defines this house, though, is the lifestyle it offers. It's ideal for young professionals who want a straightforward commute and an easy social life, first-time buyers who want character without compromise, or someone upsizing from a flat who wants space, outdoor access and a sense of permanence. It's also the kind of road where people stay not because they have to, but because life works well there.





- Victorian two-bedroom terrace with character and proportion
- Sutton Coldfield train station at the bottom of the road
- Two flexible reception rooms
- Two genuine double bedrooms
- Previously a successful rental with strong versatility
- One road from Sutton Park
- Town centre and Wyndley Leisure Centre within walking distance
- Kitchen to the rear with useful downstairs WC
- Low-maintenance rear garden
- No onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		