



Plants Brook Road,
Sutton Coldfield, B76 1EX

Offers Over £400,000

A substantially proportioned and aesthetically enhanced three-bedroom semi-detached family home, offering an impressive combination of generous accommodation, practical family living and an attractive south/westerly facing rear garden. With a contemporary monochrome exterior, extensive driveway, integral garage and particularly versatile internal layout, this is a home that deserves to be appreciated in person. The property is approached via a generous driveway providing ample off-road parking, with access to the garage and a welcoming entrance porch opening into the reception hall.

A real highlight of the ground floor is the superb through lounge/dining room, creating a spacious and sociable living environment. The lounge area features an attractive bay window allowing plenty of natural light to flood the room, together with a feature fireplace providing a natural focal point. The accommodation flows seamlessly into the dining area to the rear, where sliding doors provide a lovely outlook and direct access onto the garden – ideal for entertaining and modern family life. The separate kitchen is equally well presented, fitted with a comprehensive range of contemporary white units complemented by wood-effect work surfaces, tiled splashbacks and integrated cooking facilities. Multiple windows provide excellent natural light and attractive views across the rear garden, while the generous proportions offer excellent everyday functionality.

To the first floor are three well-proportioned bedrooms and a separate dressing room/study. The impressive master bedroom provides excellent fitted storage together with the added luxury of its own private en-suite shower room. The remaining bedrooms provide superb flexibility for growing families, guests or those requiring dedicated home-working space. A well-appointed principal family bathroom, incorporating both a bath and separate shower enclosure, completes the first-floor accommodation.

Outside, the rear garden is a particularly appealing feature of the home. Benefiting from a desirable south/westerly aspect, it enjoys excellent levels of afternoon and evening sunshine and provides a wonderful setting for relaxation and entertaining. An elevated patio seating area leads onto an expansive lawn, surrounded by mature trees, established planting and greenery that create an attractive and surprisingly private outlook. To the rear sits a substantial garden room, currently arranged as a home office/studio and offering further versatility for working from home, hobbies or recreation.

With its generous three-bedroom layout, impressive living accommodation, en-suite facilities, integral garage, driveway parking and sizeable sunny garden, this attractive family home offers space both inside and out and represents an excellent opportunity for buyers seeking a long-term home. Essential viewing is highly recommended to fully appreciate the scale, versatility and setting of the accommodation on offer.

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Room Measurements

Lounge/Diner 25' 2" x 10' 6" (7.66m x 3.20m)

Kitchen 11' 7" x 7' 9" (3.53m x 2.36m)

Bedroom One 16' 1" x 8' 0" (4.90m x 2.44m)

En-suite 7' 11" x 4' 2" (2.41m x 1.27m)

Bedroom Two 13' 5" x 10' 7" (4.09m x 3.22m)

Bedroom Three 11' 9" x 8' 4" (3.58m x 2.54m)

Dressing Room/Study 6' 3" x 6' 2" (1.90m x 1.88m)

Bathroom 8' 3" x 6' 1" (2.51m x 1.85m)

Garage 15' 4" x 8' 10" (4.67m x 2.69m)

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

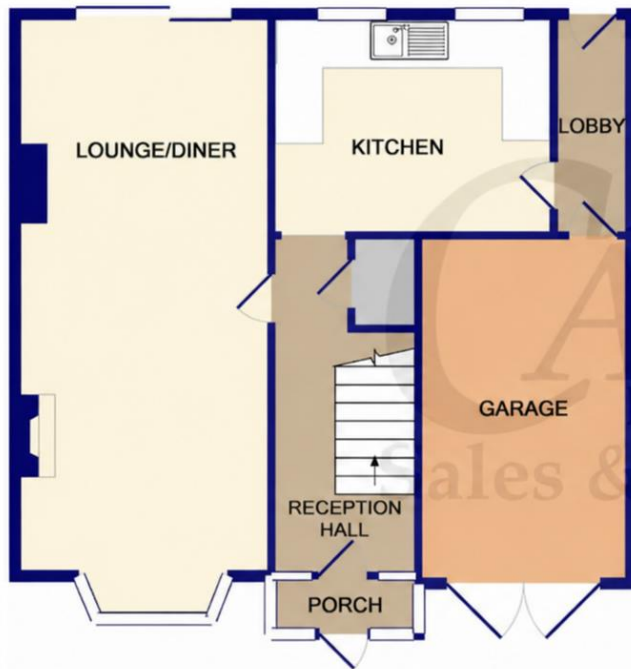
or via Walmley@paulcarrestateagents.co.uk



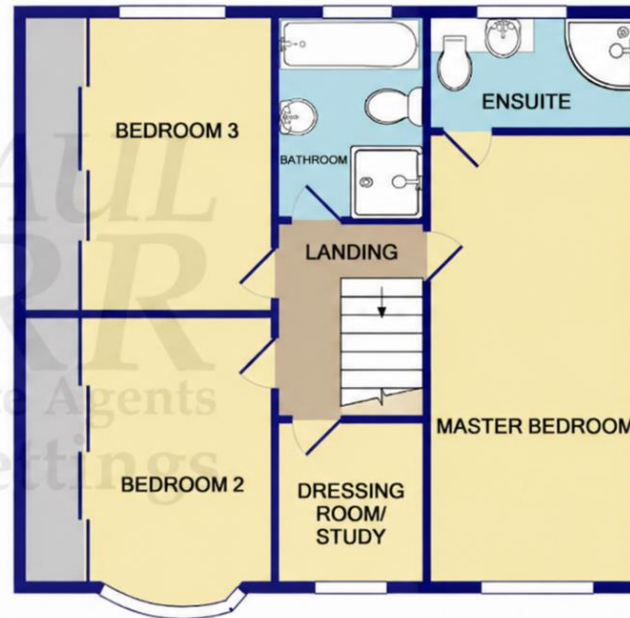


Floor Plan

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		87 B
69-80	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: 18th August 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.