



Water Mill Crescent,
Sutton Coldfield, B76 2QN

Offers in Excess of £400,000

Paul Carr Estate Agents are delighted to present this well-appointed four-bedroom detached family home, occupying a desirable position within a sought-after modern development and offering generous, versatile accommodation ideally suited to contemporary family life. The property is conveniently positioned for a range of well-regarded local schools, everyday shopping facilities and amenities within Walmley Village, while Sutton Coldfield town centre is also within easy reach. Excellent road and transport connections provide convenient access across Birmingham and the wider motorway network, including the M6 and M42.

Set behind a generous driveway frontage providing ample off-road parking, the accommodation begins with a welcoming entrance hallway and useful guest cloakroom. The spacious through lounge and dining room provides an inviting setting for both relaxation and entertaining, with plenty of room for comfortable seating and a full-sized dining table. A separate reception room offers excellent flexibility and is currently suited for use as a children's playroom, dedicated home office, snug or occasional guest space. The fitted kitchen is equipped with a comprehensive range of matching wall and base units, offering practical preparation and storage space for everyday family living.

To the first floor, the principal bedroom benefits from its own en-suite shower room. Three further well-proportioned bedrooms provide accommodation for children, guests or additional home-working requirements, while the family bathroom serves the remaining rooms.

Outside, the property enjoys a private rear garden, creating an attractive and secure space for children, outdoor dining and summer entertaining. The driveway to the front provides generous off-road parking.

Combining a popular residential setting with flexible living space and four-bedroom accommodation, this attractive detached home represents an excellent opportunity for growing families seeking a well-connected Walmley address. Early viewing is strongly recommended.

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

Lounge/Diner 26' 4" x 13' 4" (8.02m x 4.06m)

Reception Room 15' 11" x 7' 6" (4.85m x 2.28m)

Kitchen 10' 8" x 8' 11" (3.25m x 2.72m)

Toilet 5' 7" x 3' 2" (1.70m x 0.96m)

Bedroom One 15' 2" x 10' 1" (4.62m x 3.07m)

En-suite 6' 5" x 5' 5" (1.95m x 1.65m)

Bedroom Two 10' 5" x 8' 11" (3.17m x 2.72m)

Bedroom Three 9' 4" x 8' 5" (2.84m x 2.56m)

Bedroom Four 7' 7" x 7' 4" (2.31m x 2.23m)

Bathroom 8' 0" x 5' 1" (2.44m x 1.55m)

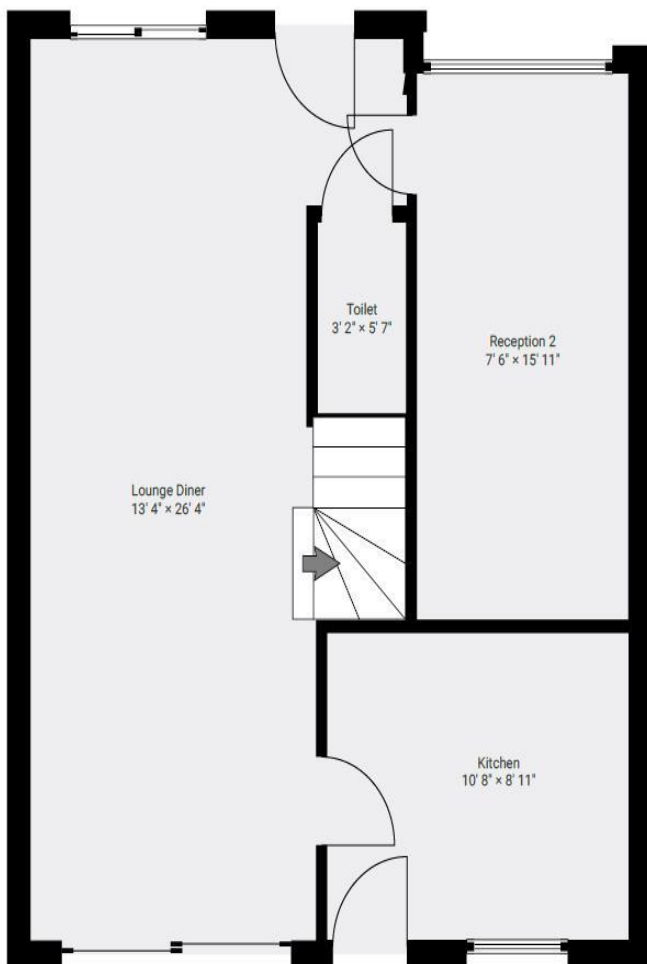




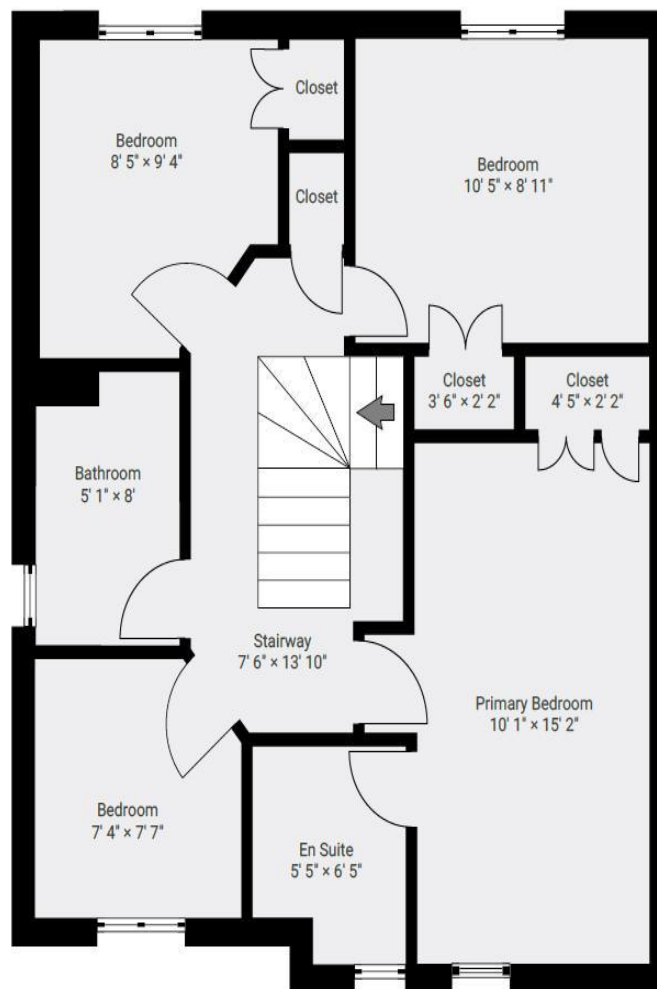
Floor Plan

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

▼ Ground Floor



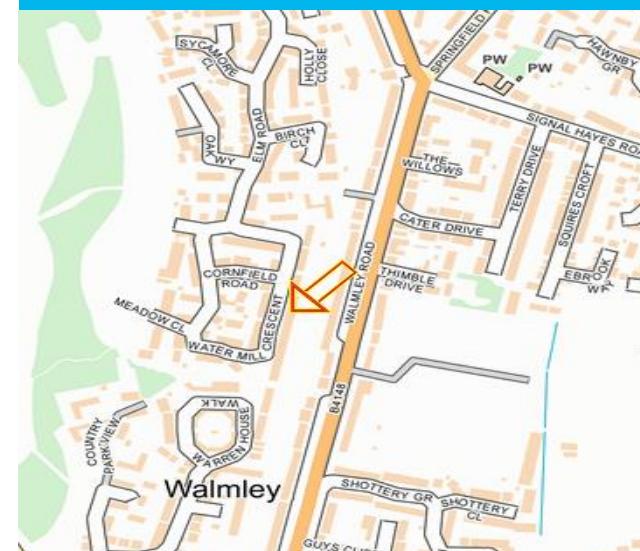
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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: 28th July 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.