



Broadoaks,
Sutton Coldfield, B76 1BS

Offers in Excess of £700,000

An imposing detached family residence of considerable character, enjoying a superb mature plot with an expansive lawned frontage, generous driveway parking and garage, expansive internal accommodation, complemented by attractive mock-Tudor elevations and a wonderfully private, established setting.

This is an exceptionally rare opportunity to acquire one of just seven individual detached residences occupying this discreet and highly regarded cul-de-sac, forming part of the sought-after Oak and Ash development. Set behind an impressive frontage and standing within a particularly generous plot, this characterful four-bedroom family home combines considerable scale, architectural charm and enormous future potential; all within easy reach of the heart of Walmley.

Offered for sale with no onward chain. Broadoaks has long been one of those addresses that seldom comes to market. Tucked just off prestigious Fox Hollies Road, the cul-de-sac comprises only seven distinctive homes, creating an immediate sense of privacy and exclusivity while remaining wonderfully convenient for Walmley village, local schooling and everyday amenities.

From the moment you approach, the scale of the setting becomes apparent. A sweeping driveway crosses a broad, established frontage, framed by mature trees, carefully shaped planting and substantial lawned gardens, before arriving at the house and its double garage. The generous spacing between neighbouring homes is a defining feature of Broadoaks and gives the property a presence increasingly difficult to find in modern developments. The house itself is wonderfully individual. Traditional black-and-white elevations, steeply pitched rooflines, exposed brickwork and mature gardens establish its character externally, while internally the Stubbins heritage continues through substantial exposed timbers, brick detailing and beautifully proportioned reception rooms.

At the heart of the home is an impressive principal living room, rich in warmth and personality. Heavy exposed beams frame the space while a magnificent brick-built inglenook fireplace creates a striking focal point; an architectural feature that gives the room the atmosphere of a much older country residence. A second generous reception room provides further versatility for formal dining, entertaining or family living, allowing the ground floor to work effortlessly for both everyday life and larger occasions.

The fitted kitchen offers extensive cabinetry, integrated appliances and excellent preparation space, complemented by a separate utility room. Yet it is the connection between house and garden that gives Broadoaks much of its appeal. A substantial P-shaped conservatory and sun room stretches across the rear, creating an impressive additional living space flooded with natural light and providing panoramic views across the gardens.

Beyond lies a particularly generous, south-facing rear garden; private, established and beautifully framed by mature planting. A broad lawn is accompanied by terraces, established beds and mature screening, creating a garden that feels both secluded and substantial. Combined with the width and depth of the overall plot, the property presents exciting scope for further extension or reconfiguration, subject of course to the necessary planning permissions.

Upstairs, the sense of character continues beneath exposed timbers and interesting rooflines. There are four well-proportioned bedrooms, including an impressive principal bedroom with its own private shower room, together with a stylish modern family bathroom. The accommodation offers excellent flexibility for families, guests and those requiring dedicated home-working space.

Broadoaks is ultimately about more than square footage. It is the combination of plot, privacy, architecture and position that makes the opportunity so compelling. The sweeping frontage, mature south-facing gardens, double garage, generous internal proportions and unmistakable character give the home a sense of permanence and individuality rarely replicated by more conventional developments.

For purchasers seeking an established executive home with genuine charm; and the opportunity to enhance, extend and create something exceptional over time; Broadoaks represents one of Walmley's most distinctive and rarely available addresses.



Room Measurements

Kitchen 17' 2" x 10' 1" (5.23m x 3.07m)

Laundry Room 7' 8" x 6' 5" (2.34m x 1.95m)

Toilet

Living Room 19' 0" x 18' 10" (5.79m x 5.74m)

Dining Room 19' 5" x 17' 9" (5.91m x 5.41m)

Study 7' 1" x 5' 8" (2.16m x 1.73m)

Conservatory 25' 7" x 16' 10" (7.79m x 5.13m)

Bedroom One 15' 3" x 10' 8" (4.64m x 3.25m)

En-suite 10' 1" x 6' 11" (3.07m x 2.11m)

Bedroom Two 13' 4" x 11' 2" (4.06m x 3.40m)

Bedroom Three 13' 10" x 10' 2" (4.21m x 3.10m)

Bedroom Four 10' 9" x 10' 2" (3.27m x 3.10m)

Bathroom 9' 9" x 6' 11" (2.97m x 2.11m)

Double Garage 19' 3" x 18' 0" (5.86m x 5.48m)

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

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

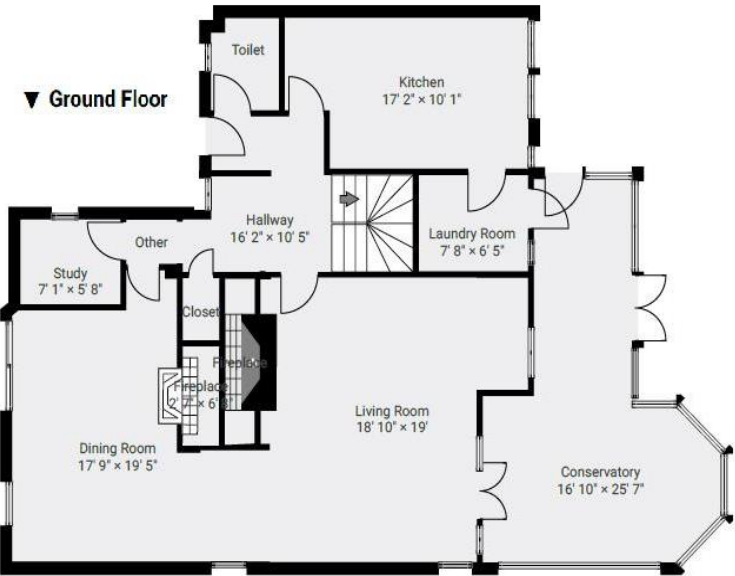
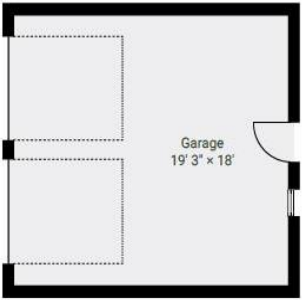
or via Walmley@paulcarrestateagents.co.uk



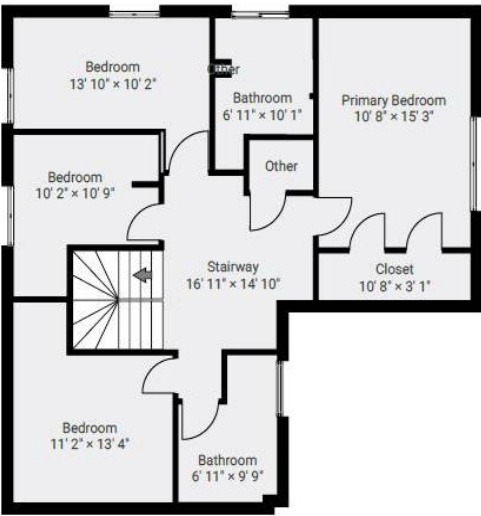


Floor Plan

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



▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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: 2nd September 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.