



Springfield Road,
Sutton Coldfield, B76 2SN

Offers in Excess of £300,000

A beautifully presented two-bedroom end-terrace home with a substantial loft room, stylish farmhouse-inspired interiors and open views towards neighbouring fields. Considerably improved by the current owners and offering far more space than first impressions suggest, this is a home that genuinely needs to be viewed to appreciate the quality, craftsmanship and attention to detail throughout.

Set behind a charming traditional red-brick facade, the property occupies an end-terrace position along Springfield Road, with on-road parking and an attractive outlook towards open fields adding a welcome sense of space and countryside character.

Internally, the house has been sympathetically improved while retaining the warmth and proportions of an older property. High ceilings feature throughout much of the accommodation, creating an immediately light and airy feel, while a soft, neutral decorative scheme gives the whole home a calm and cohesive finish. The ground floor centres around a particularly inviting lounge, beautifully styled and featuring a traditional fireplace with exposed brickwork and a wood-burning-style stove forming a natural focal point. Built-in cabinetry, shelving and a large circular mirror complement the room perfectly, while the generous proportions provide ample space for comfortable seating.

To the rear is the superb country farmhouse-style kitchen and dining room. Finished with shaker-style cabinetry, timber-effect work surfaces and classic metro tiling, the kitchen blends traditional styling with modern practicality. There is generous storage and preparation space alongside integrated cooking facilities, while the room comfortably accommodates a dining table and chairs, making this a genuinely sociable everyday living space. A useful utility area provides additional practicality away from the main kitchen.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is particularly impressive, enjoying a wonderfully bright aspect together with extensive fitted wardrobes which provide excellent storage without compromising the room's proportions. The second bedroom is another comfortable double, currently presented as a charming children's room.

The first-floor accommodation is completed by a smart contemporary bathroom, finished with crisp white metro tiling and comprising a panelled bath with shower over, WC and wash hand basin.

One of the property's most impressive features is undoubtedly the substantial loft room. While not included within the advertised bedroom accommodation, this is an exceptional additional space and a real testament to the improvements carried out to the home. Beautifully finished with vaulted and sloping ceilings, attractive feature panelling and an impressive amount of floor space, it is currently arranged to demonstrate its versatility and could lend itself brilliantly to a home office, hobby room, occasional room, studio or additional relaxation space. The scale and standard of finish are difficult to convey in photographs alone and really do need to be seen in person.

Outside, the rear garden offers an easily maintained combination of paved and gravelled areas, providing plenty of room for outdoor seating and entertaining. Mature trees beyond the boundary give the garden a pleasantly established feel, while the end-terrace position adds to the sense of privacy.

Importantly, the home has also benefited from a programme of considerable improvement over time, including a replacement roof, upgraded electrics and damp-proof coursing, giving buyers further reassurance alongside the cosmetic finish.

Springfield Road is one of those homes where the accommodation is far more impressive than the exterior initially suggests. With two genuine double bedrooms, a remarkable loft room, gorgeous farmhouse-style kitchen, characterful lounge, high ceilings and extensive improvements already undertaken, early viewing is strongly recommended to properly appreciate everything on offer.



Room Measurements

Living Room 14' 5" x 13' 0" (4.39m x 3.96m)

Kitchen/Diner 11' 3" x 10' 11" (3.43m x 3.32m)

Utility 6' 0" x 4' 3" (1.83m x 1.29m)

Bedroom One 13' 8" x 13' 3" (4.16m x 4.04m)

Bedroom Two 13' 8" x 7' 1" (4.16m x 2.16m)

Bathroom 9' 2" x 6' 2" (2.79m x 1.88m)

Loft Room 16' 3" x 14' 4" (4.95m x 4.37m)

Tenure: We can confirm the property is Freehold.

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

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

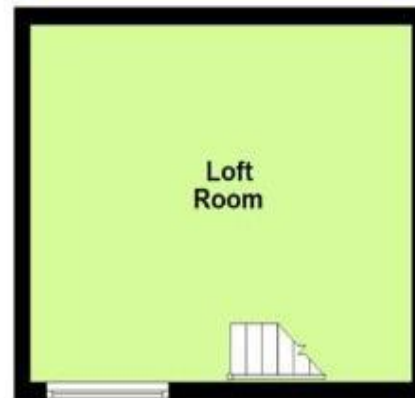
Ground Floor



First Floor

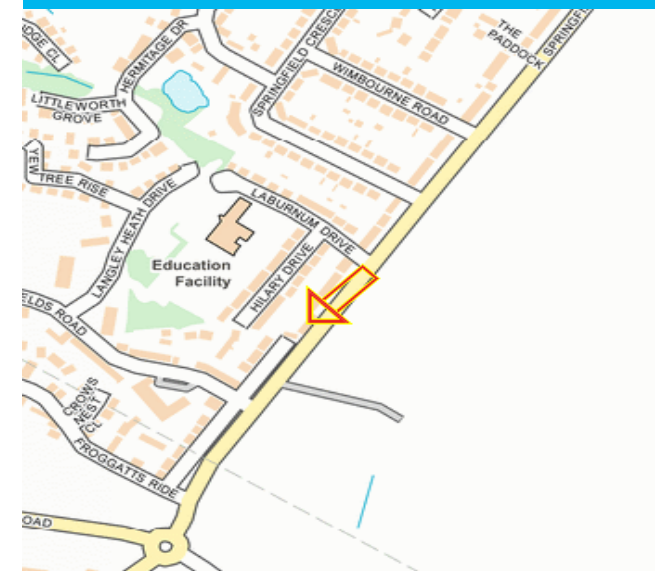


Second Floor



Energy Performance Rating

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: 10th August 2026

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