



Maney Hill Road, Sutton Coldfield, B72

£600,000


AZURE
RESIDENTIAL



Chain-free six-bedroom semi-detached family home in the heart of Sutton Coldfield. Offering versatile accommodation across three floors, three reception rooms, two bathrooms, conservatory, driveway parking and a private rear garden.



Key Features

- No upward chain
- Six-bedroom family home
- Three floors of accommodation
- Three reception rooms
- Large kitchen & utility
- Driveway & private garden
- Stunning Conservatory
- Immaculate condition throughout









Offered with no upward chain, this substantial six-bedroom semi-detached family home occupies a highly desirable position on Maney Hill Road and presents a rare opportunity to acquire a spacious, move-in-ready home in the heart of Sutton Coldfield.

Having been extensively improved and beautifully maintained by the current owners, the property offers exceptional flexibility across three floors, making it ideally suited to growing families seeking long-term space without the delays and uncertainty often associated with an onward chain.

Upon entering, a welcoming hallway leads to a selection of reception spaces. The property benefits from a formal dining room, ideal for family meals and entertaining, alongside a spacious front living room and a second reception room to the rear, providing ample space for larger families to spread out and enjoy. A bright conservatory overlooks the garden and creates a wonderful additional living space throughout the seasons.

At the heart of the home is a substantial fitted kitchen offering an abundance of storage and workspace, complemented by a separate utility area and a convenient ground floor W.C.

The first floor hosts four bedrooms alongside a luxurious family bathroom, whilst the second floor provides two further bedrooms and an additional bathroom, making the layout ideal for larger families, multi-generational living or those requiring dedicated home office space.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: D
Council Authority: Birmingham City