PAUL CARR Estate Agents Sales & Lettings

Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk



Coleshill Road, Sutton Coldfield, B75 7BA

Offers in Excess of £475,000

A beautifully presented and substantially extended four-bedroom semi-detached family home, offering an impressive amount of versatile living space across three floors, together with a superb rear garden and an excellent position on the highly regarded Coleshill Road in Sutton Coldfield.

Set back behind a generous driveway providing ample off-road parking and access to the integral garage, the property immediately gives a sense of the space on offer. Internally, the accommodation has been thoughtfully improved and maintained, combining characterful proportions with a bright, contemporary finish ideally suited to modern family life.

The ground floor begins with an enclosed porch opening into the reception hallway, from which there is access to two separate reception rooms. The front reception provides an inviting additional sitting room, home office or playroom, while the larger rear reception room creates a wonderfully comfortable main living space, complete with an attractive feature fireplace and direct connection towards the rear of the property.

A real highlight of the home is the extended kitchen and dining area. The fitted kitchen offers a comprehensive range of cabinetry, extensive work surfaces and integrated cooking space, opening naturally into a generous dining area beneath a glazed roof. Flooded with natural light and enjoying views towards the garden, this is an excellent everyday family space as well as somewhere perfectly suited to entertaining. Further practicality is provided by a separate utility room, guest WC and integral garage, giving the ground floor a particularly useful and well-balanced layout.

To the first floor are three well-proportioned bedrooms, including two generous doubles alongside a versatile third bedroom, together with a modern family bathroom and useful storage.

The second floor has been transformed through a well-executed loft conversion to create a superb principal bedroom suite. Generously proportioned and filled with natural light from both rooflights and a rear-facing window, the room offers ample space for bedroom furniture and fitted storage. A stylish private en-suite shower room completes what feels like a genuine retreat from the rest of the house.

Outside, the rear garden is another standout feature. Exceptionally long and well established, it combines a paved entertaining terrace with an extensive lawn, mature planting and hedged boundaries, creating a fantastic setting for children, entertaining or simply enjoying the outdoors. The scale of the plot may also offer further scope for alteration or extension, subject of course to the necessary planning permissions and building regulations.

Coleshill Road remains a consistently sought-after address, particularly with families wanting convenient access to Sutton Coldfield, Birmingham and the surrounding areas. A broad range of local amenities, schooling, green spaces and transport connections are all within easy reach.

A substantial, stylish and genuinely versatile family home, with the rare combination of four bedrooms, two bathrooms, multiple reception spaces and an outstanding rear garden.

Early viewing is strongly recommended to appreciate the overall accommodation and setting on offer.



Room Measurements

Ground Floor

Living Room 14' 4" x 12' 2" (4.37m x 3.71m)

Reception Room 12' 3" x 10' 11" (3.73m x 3.32m)

Dining Room 11' 5" x 9' 2" (3.48m x 2.79m)

Laundry Room 7' 7" x 5' 6" (2.31m x 1.68m)

W.C

Kitchen 16' 8" x 8' 10" (5.08m x 2.69m)

First Floor

Bedroom One 15' 10" x 11' 2" (4.82m x 3.40m)

Bedroom Two 11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom Three 10' 4" x 5' 7" (3.15m x 1.70m)

Bathroom 8' 9" x 6' 0" (2.66m x 1.83m)

Second Floor

Bedroom 18' 6" x 9' 9" (5.63m x 2.97m)

En-Suite 7' 2" x 5' 0" (2.18m x 1.52m)

Garage

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








HOME


CONCENTRATION
CONTROL

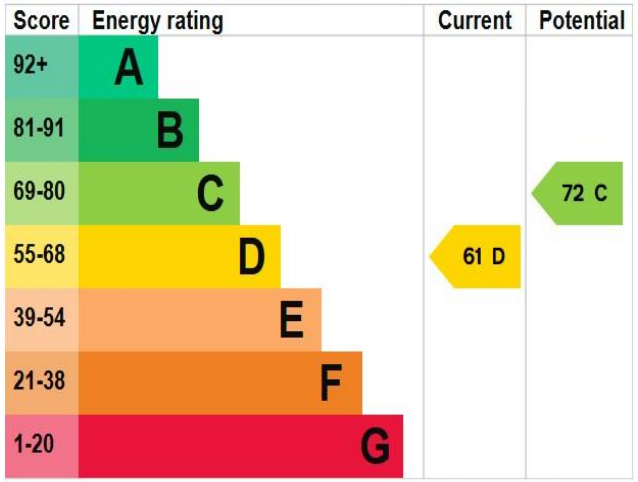

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Floor Plan

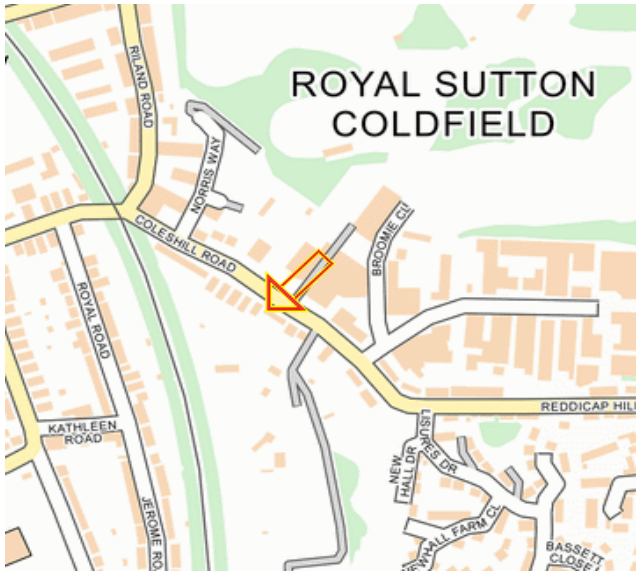
This floor plan is not drawn to scale and is for illustration purposes only



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: 5th October 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.