



Water Mill Crescent,
Sutton Coldfield, B76 2QN

Offers in the Region Of £275,000

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Set within a popular and well-regarded residential development, this beautifully presented two-bedroom terraced family home offers immaculate accommodation throughout, a private rear garden and two allocated parking spaces. Water Mill Crescent is an ideal location for first-time buyers, downsizers or those looking for a stylish, low-maintenance home in a convenient setting.

The property has been carefully maintained and is presented in excellent order throughout, with a bright, modern finish and a layout that works perfectly for everyday living.

To the ground floor, the property opens into a welcoming hallway with a useful downstairs WC. The elegant lounge sits to the front of the home and provides a comfortable, well-proportioned living space, complete with a feature fireplace and a calm, neutral decorative scheme. To the rear, the modern fitted kitchen diner forms the heart of the home. This is a bright and practical space with a range of fitted units, integrated cooking appliances, space for dining and sliding doors opening directly onto the rear garden. The layout works particularly well for hosting, family meals or simply enjoying the garden outlook while cooking.

To the first floor, there are two generous bedrooms. The primary bedroom benefits from its own en-suite shower room, creating a lovely private main suite. The second bedroom is also well presented and offers flexibility as a guest room, child's bedroom, dressing room or home office. A modern family bathroom completes the first-floor accommodation.

Externally, the rear garden is private, enclosed and attractively maintained. A decked seating area provides the perfect space for outdoor dining, with a lawn beyond and planted borders adding colour and interest. To the front, the property also benefits from two parking spaces.

Immaculately presented throughout, with a modern kitchen diner, en-suite to the main bedroom, downstairs WC and private rear garden, this is a fantastic opportunity to secure a ready-to-move-into home in a desirable residential setting.





Property Specification

TERRACED FAMILY HOME
IMMACULATE CONDITION THROUGHOUT
TWO BEDROOMS
EN SUITE SHOWER ROOM TO MASTER
MODERN FITTED KITCHEN DINER

Living Room 14' 7" x 10' 2" (4.44m x 3.10m)

Kitchen/Diner 14' 5" x 13' 4" (4.39m x 4.06m)

W.C 5' 0" x 2' 9" (1.52m x 0.84m)

Bedroom One 11' 0" x 10' 6" (3.35m x 3.20m)

En-suite 4' 11" x 4' 10" (1.50m x 1.47m)

Bedroom Two 10' 3" x 7' 0" (3.12m x 2.13m)

Bathroom 6' 3" x 5' 11" (1.90m x 1.80m)

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: 21st May 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.

Viewer's Note:

Services connected: Electric, gas, water & drainage

Council tax band: C

Tenure: Freehold

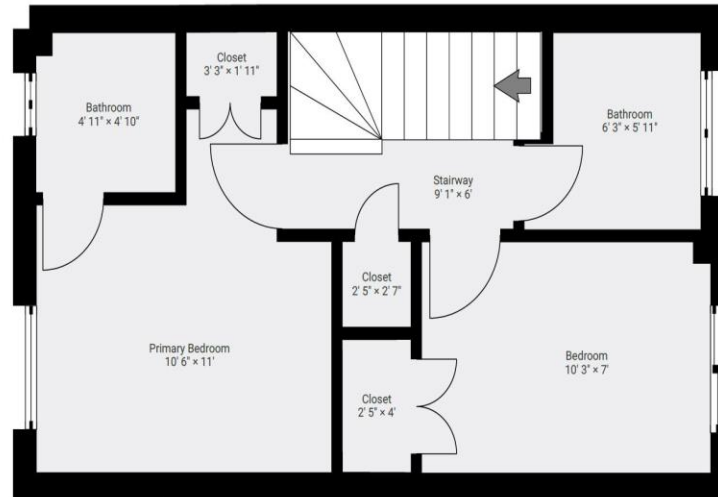
Floor Plan

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

Ground Floor



1st Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

