



Wilson Drive,
Sutton Coldfield, B75 7PW

£260,000

This well-presented three-bedroom family home offers generously proportioned accommodation, an impressive kitchen and dining space and a beautifully established, tiered rear garden. Lovingly maintained throughout, the property provides a comfortable and versatile layout while offering an excellent opportunity for its next owners to introduce their own style over time.

The accommodation begins with a welcoming entrance hallway, giving access to a remarkably spacious living room measuring approximately 16'7" x 12'6". Filled with natural light from the broad front-facing window, this inviting reception room offers ample space for a variety of seating arrangements and features an attractive focal-point fireplace. To the rear, the heart of the home is formed by a substantial kitchen and adjoining dining area. The kitchen is fitted with an extensive collection of wooden wall and base units, complemented by contrasting work surfaces, tiled splashbacks and an impressive range-style cooker. A useful breakfast-bar area provides additional informal seating, while the adjoining dining space comfortably accommodates a large family table. French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The first-floor landing leads to three well-proportioned bedrooms. The principal bedroom is an excellent double with generous space for freestanding furniture, while the second bedroom provides another comfortable double room. The third bedroom is ideally suited as a child's bedroom, home office or dressing room. A family bathroom with panelled bath and overhead shower is complemented by a separate WC, adding welcome practicality for busy households. Useful landing storage completes the first-floor accommodation.

Outside, the property is approached across a lawned frontage with a paved pathway leading to the entrance and gated access continuing alongside the house. The rear garden is a particularly impressive feature, offering a generous and thoughtfully landscaped outdoor space arranged across several levels. A central lawn is surrounded by mature planting, established trees and colourful borders, with steps rising to an elevated seating terrace that provides an excellent setting for outdoor dining and entertaining. Garden storage sheds offer further practicality.

Offering spacious interiors, three useful bedrooms and a truly delightful garden, this appealing home would make an excellent choice for families, first-time buyers or anyone seeking comfortable accommodation with plenty of potential.

Tenure: We can confirm the property is Freehold.

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

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



Room Measurements

Kitchen 11' 5" x 9' 7" (3.48m x 2.92m)

Dining Room 9' 7" x 8' 0" (2.92m x 2.44m)

Living Room 16' 7" x 12' 6" (5.05m x 3.81m)

Bedroom One 12' 5" x 11' 9" (3.78m x 3.58m)

Bedroom Two 11' 9" x 9' 6" (3.58m x 2.89m)

Bedroom Three 9' 4" x 8' 8" (2.84m x 2.64m)

Bathroom 8' 0" x 4' 7" (2.44m x 1.40m)

Toilet

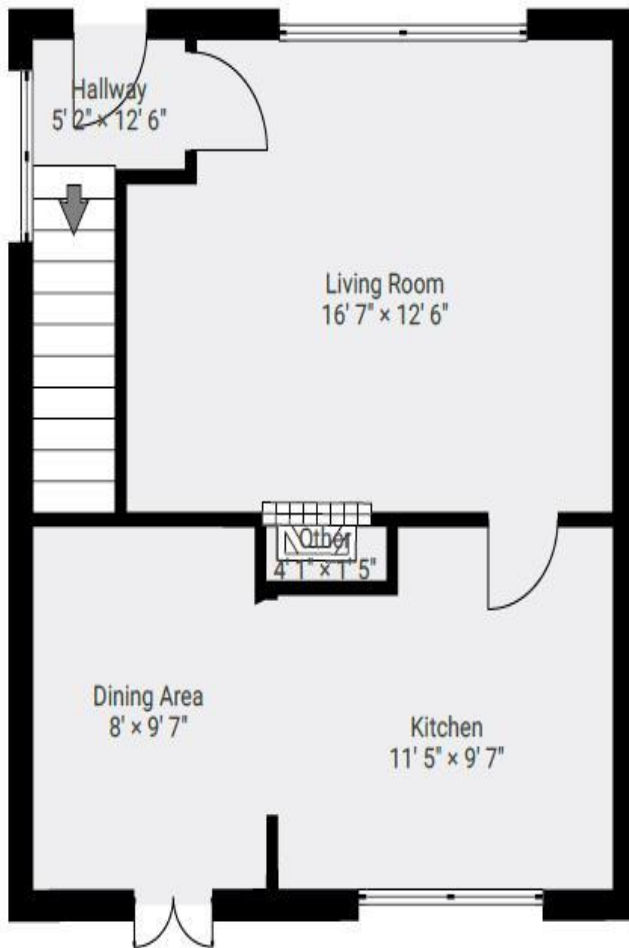




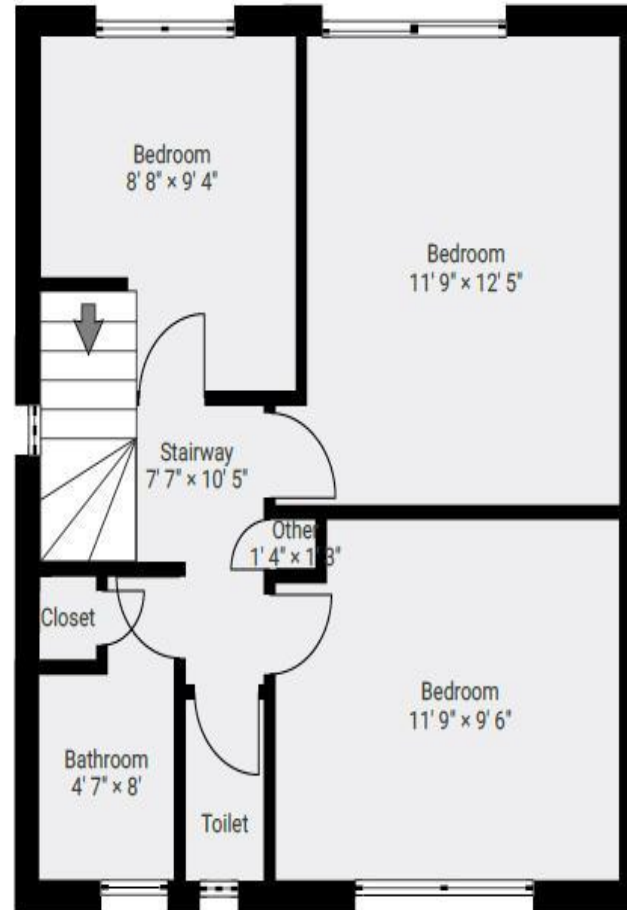
Floor Plan

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

▼ Ground Floor



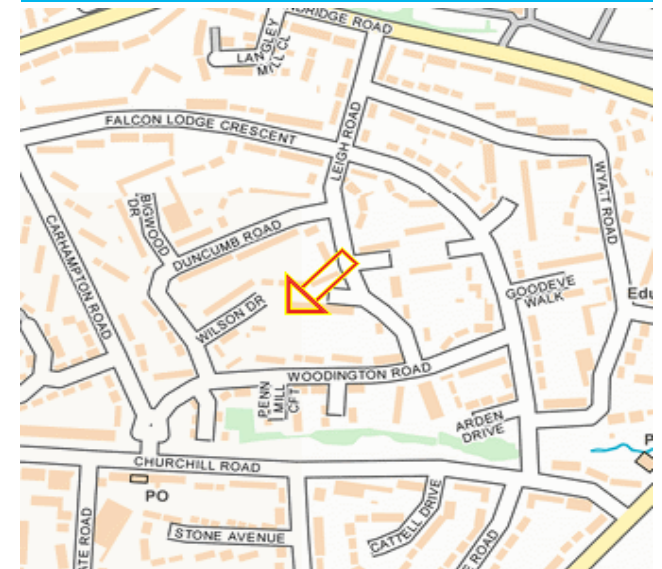
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 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: 21st July 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.

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