PAUL CARR Estate Agents Sales & Lettings

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The Crofts, Sutton Coldfield, B76 1QS

Offers in Excess of £475,000

Occupying a superb position within the highly regarded Oak and Ash development, this rarely available four bedroom detached family home is set within the exclusive and peaceful cul-de-sac of The Crofts, Walmley. Offering generous living accommodation, excellent frontage and beautifully maintained wrap-around gardens, this is a fantastic opportunity for buyers seeking a substantial family home in one of the area's most desirable locations.

The property is approached via a generous block-paved driveway providing ample off-road parking, leading to a double garage. The attractive frontage, mature planting and tucked-away setting immediately create a sense of privacy and kerb appeal.

Internally, the accommodation is both spacious and well arranged. A welcoming entrance hall gives access to the main living spaces, including a generous dual-aspect lounge, which enjoys excellent natural light and direct access out to the rear garden. This is a superb family reception room, offering plenty of space for both relaxing and entertaining. There is also a formal dining room, ideal for family meals, hosting guests or use as a second reception space. The fitted kitchen offers a range of wall and base units, worktop space, integrated cooking facilities and a breakfast seating area, with a separate utility room providing further practicality and access to the garden.

To the first floor, the property offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a family bathroom with bath, shower, wash basin and WC.

Externally, the home truly comes into its own. The wrap-around gardens have been lovingly maintained and offer a wonderful combination of lawned areas, mature hedging, established planting and patio space, creating a private and peaceful setting for outdoor dining, entertaining or simply enjoying the garden. The plot wraps beautifully around the home, enhancing the feeling of space and exclusivity.

The Crofts is a highly sought-after cul-de-sac within Walmley, well placed for local amenities, schools, transport links and access into Sutton Coldfield, Birmingham and surrounding areas. Homes in this particular position are rarely available, making early viewing essential.

Tenure: We can confirm the property is Freehold.

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

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


SAMSUNG

Room Measurements

Living Room 20' 0" x 12' 0" (6.09m x 3.65m)

Dining Room 10' 0" x 10' 0" (3.05m x 3.05m)

Kitchen 11' 0" x 10' 0" (3.35m x 3.05m)

W.C 6' 0" x 2' 10" (1.83m x 0.86m)

Laundry Room 9' 5" x 4' 3" (2.87m x 1.29m)

Bedroom One 12' 2" x 11' 11" (3.71m x 3.63m)

En-suite 8' 7" x 5' 11" (2.61m x 1.80m)

Bedroom Two 12' 2" x 8' 0" (3.71m x 2.44m)

Bedroom Three 12' 1" x 6' 9" (3.68m x 2.06m)

Bedroom Four 9' 11" x 7' 9" (3.02m x 2.36m)

Bathroom 8' 7" x 5' 3" (2.61m x 1.60m)

Garage 15' 7" x 13' 8" (4.75m x 4.16m)









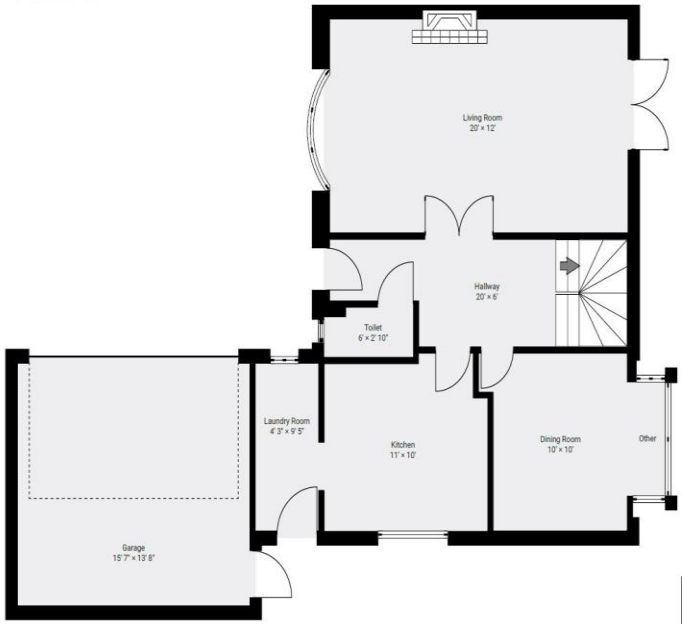




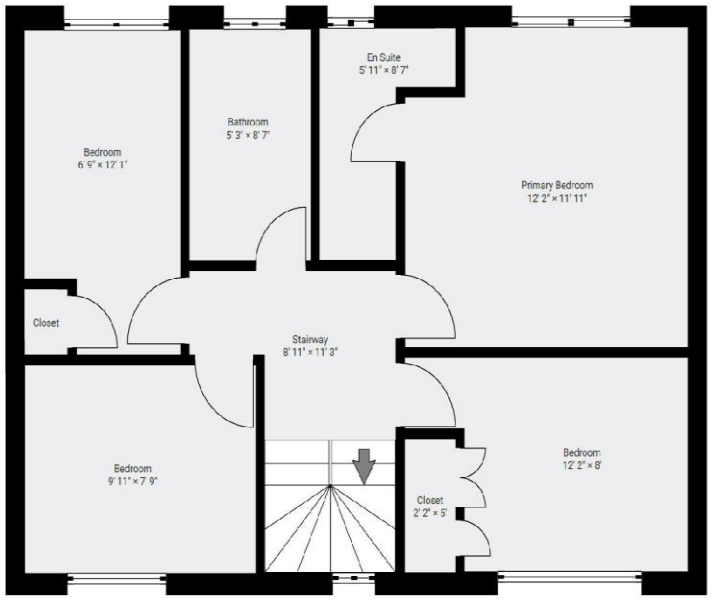
Floor Plan

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

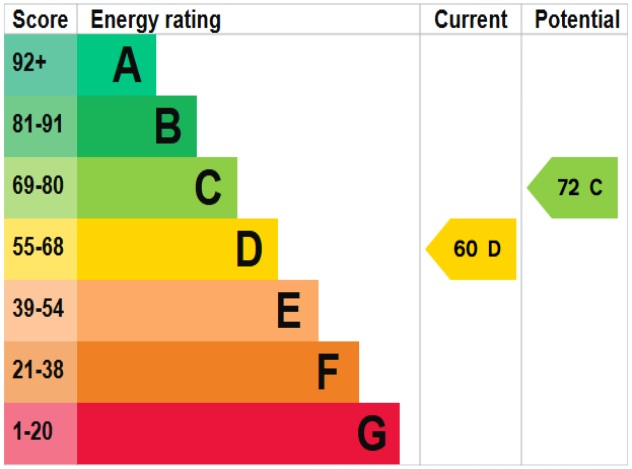
▼ Ground Floor



▼ 1st 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: 19th 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 £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.