



Allendale Road,  
Sutton Coldfield, B76 1NN

Offers in Excess of £450,000

Opportunities like this are exceptionally rare. Positioned on one of Walmley's most desirable roads and backing directly onto New Hall Country Park, this beautifully presented two-bedroom extended semi-detached bungalow offers a lifestyle that is incredibly hard to replicate. The setting alone sets this home apart—uninterrupted greenery to the rear, total privacy, and a sense of space you simply don't find often. Combine that with a generous plot—one of the larger on the road—and a stunning, well-maintained garden, and you have something truly special.

Internally, the property is immaculate throughout, ready for a buyer to move straight in and enjoy from day one. The layout has been thoughtfully extended to create a spacious and flowing living environment, with a bright lounge opening through to a dining area overlooking the garden—perfect for both relaxing and entertaining. There are two well-proportioned bedrooms, a well-appointed bathroom, and a well-kept fitted kitchen with separate utility space, all presented in excellent condition.

To the front, a substantial driveway provides ample off-road parking alongside a garage, while the rear garden is a true highlight—private, mature, and backing onto open parkland, offering a peaceful and picturesque outlook all year round.

Further benefits include no onward chain, making this an ideal move for buyers looking for a smooth and straightforward purchase.

Located just a short distance from Walmley village amenities, highly regarded schooling, and excellent transport links, this home perfectly balances convenience with tranquillity.

A rare chance to secure a prime position backing onto New Hall Country Park—early viewing is essential.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Walmley@paulcarrestateagents.co.uk)



### Room Measurements

Living Room 18' 0" x 11' 9" (5.48m x 3.58m)

Dining Area 16' 4" x 8' 4" (4.97m x 2.55m)

Kitchen 16' 10" x 8' 0" (5.12m x 2.45m)

Laundry Room 8' 2" x 6' 6" (2.48m x 1.98m)

Bedroom One 12' 10" x 10' 9" (3.91m x 3.27m)

Bedroom Two 11' 2" x 9' 9" (3.41m x 2.97m)

Bathroom 6' 6" x 6' 2" (1.98m x 1.88m)

W.C 6' 6" x 2' 9" (1.97m x 0.84m)

Garage





# Floor Plan

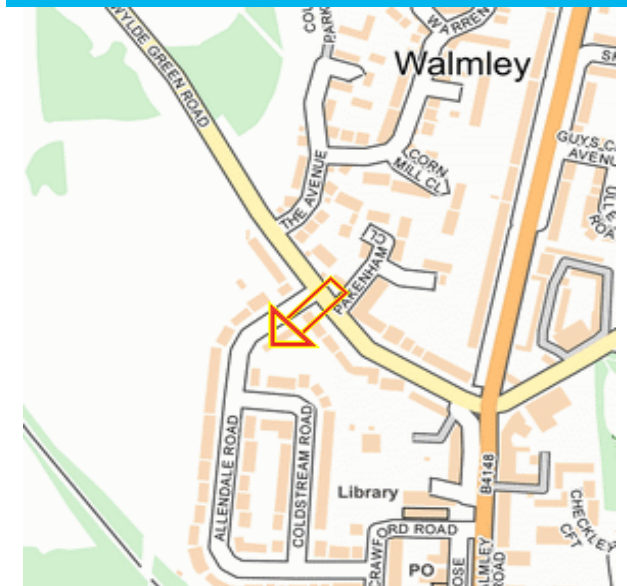
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 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: 25th April 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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