Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

The Moor,
Sutton Coldfield, B76 1SQ

Offers in Excess of £390,000

Occupying a wonderfully tucked-away position at the end of a peaceful cul-de-sac, this extended three-bedroom detached home enjoys a particularly private corner plot and is presented in immaculate condition throughout. With generous driveway parking, an adjoining garage and beautifully maintained interiors, this is a superb opportunity for families seeking space, privacy and a highly convenient Walmley setting.

The accommodation begins with a welcoming entrance hall and useful downstairs WC. The impressive lounge and dining room provides an excellent space for both everyday relaxation and entertaining, with a feature fireplace, stylish décor and a wide bay window allowing plenty of natural light to fill the room. To the rear, the extended kitchen and dining area forms the heart of the home. Beautifully appointed with a comprehensive range of fitted units, extensive work surfaces and generous space for a substantial dining table, it creates a sociable and practical setting for modern family life. A useful lean-to provides further versatility and gives access through to the garage.

Upstairs, the property offers three well-proportioned bedrooms, each presented with its own individual style, alongside a bright and neatly finished family bathroom.

Outside, the home continues to impress. The private rear garden has been arranged with both patio and lawned areas, creating space for outdoor dining, entertaining and family enjoyment. The driveway provides ample off-road parking and leads to the garage, offering valuable storage and further potential.

The Moor is ideally positioned for access to Walmley Village, a range of well-regarded local schools and excellent transport connections towards Sutton Coldfield, Birmingham and the surrounding motorway network.

Combining a discreet cul-de-sac setting with immaculate presentation and excellent family accommodation, this is a home that is ready to move straight into and enjoy.

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

Room Measurements

Living Room 23' 3" x 12' 8" (7.08m x 3.86m)

Kitchen 19' 1" x 16' 11" (5.81m x 5.15m)

Toilet 6' 1" x 4' 6" (1.85m x 1.37m)

Bedroom One 12' 9" x 12' 4" (3.88m x 3.76m)

Bedroom Two 12' 2" x 10' 2" (3.71m x 3.10m)

Bedroom Three 9' 8" x 9' 6" (2.94m x 2.89m)

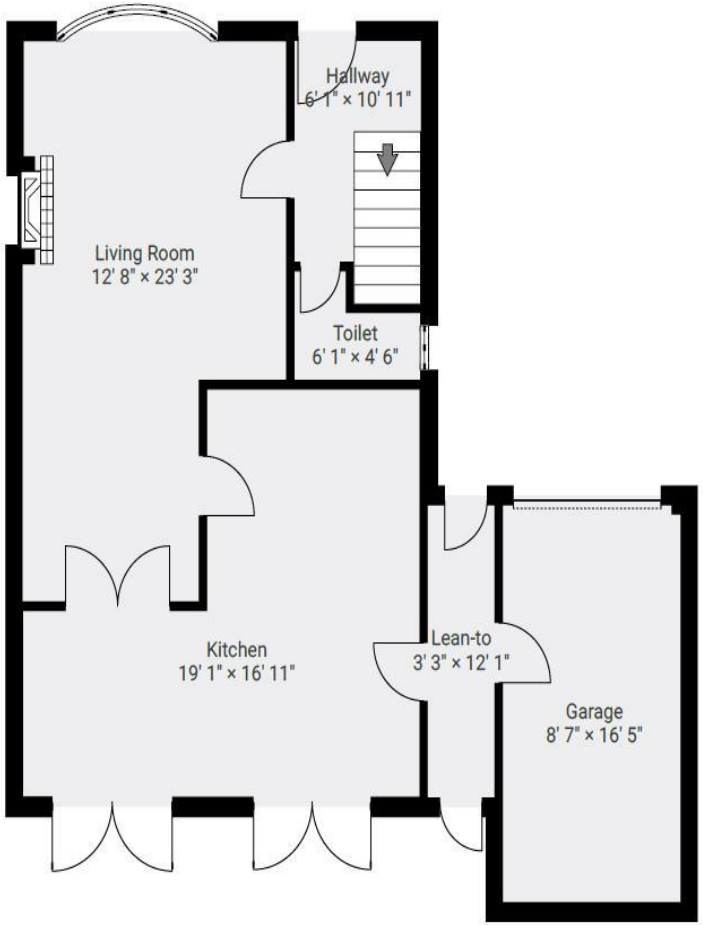
Bathroom 7' 4" x 6' 10" (2.23m x 2.08m)

Garage 16' 5" x 8' 7" (5.00m x 2.61m)

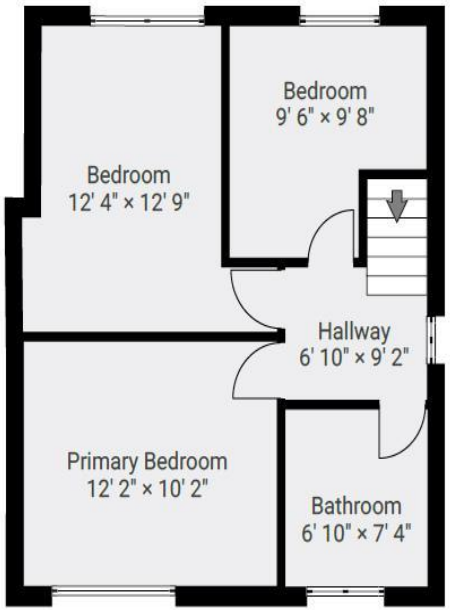
Floor Plan

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	70 C	78 C
55-68	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: 23rd 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 £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.

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