PAUL CARR Estate Agents
Sales & Lettings

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Hatherden Drive,
Sutton Coldfield, B76 2RB

Offers in Excess of £550,000

Set within an exclusive and highly regarded location, this beautifully presented four-bedroom detached residence offers excellent, well-balanced accommodation, ideal for modern family living. The property has been tastefully enhanced throughout and combines contemporary finishes with generous proportions, both internally and externally.

The ground floor is introduced via a welcoming reception hall with guest cloakroom, leading to two formal reception rooms that provide versatile living and entertaining space. The main lounge is elegant and inviting, while the second reception room is ideal as a dining room, family room or home office. To the rear, an impressive conservatory enjoys views across the garden and creates a seamless connection between indoor and outdoor living. At the heart of the home is a contemporary kitchen/breakfast room, thoughtfully designed with sleek cabinetry, quality work surfaces and integrated appliances, perfectly suited for both everyday use and entertaining. A separate utility room provides additional practicality and direct external access.

To the first floor, the property offers four well-proportioned bedrooms, including a spacious master bedroom with en-suite shower room. The remaining bedrooms are served by a stylish contemporary family bathroom, finished to a high standard.

Externally, the home continues to impress. The charming rear garden is beautifully landscaped, offering a private and tranquil setting with patio areas ideal for outdoor dining and relaxation. To the front, an extensive driveway provides ample off-road parking and leads to a detached double garage, offering excellent storage or further potential.

This is a superior family home in a prime setting, combining space, style and location in equal measure. Essential viewing to fully appreciate the quality, setting and accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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

Guest Cloakroom 6' 4" x 2' 10" (1.93m x 0.86m)

Lounge 19' 1" x 11' 4" (5.81m x 3.45m)

Dining Room 10' 10" x 9' 11" (3.30m x 3.02m)

Conservatory 12' 8" x 11' 3" (3.86m x 3.43m)

Kitchen/Breakfast Room 12' 9" x 11' 7" (3.88m x 3.53m)

Utility 7' 9" x 5' 9" (2.36m x 1.75m)

Master Bedroom 10' 11" x 10' 1" (3.32m x 3.07m)

En-Suite 8' 11" x 4' 1" (2.72m x 1.24m)

Bedroom Two 11' 8" x 9' 9" (3.55m x 2.97m)

Bedroom Three 9' 1" x 8' 3" (2.77m x 2.51m)

Bedroom Four 10' 10" x 6' 9" (3.30m x 2.06m)

Bathroom 9' 1" x 6' 8" (2.77m x 2.03m)

Double Garage






LOVE





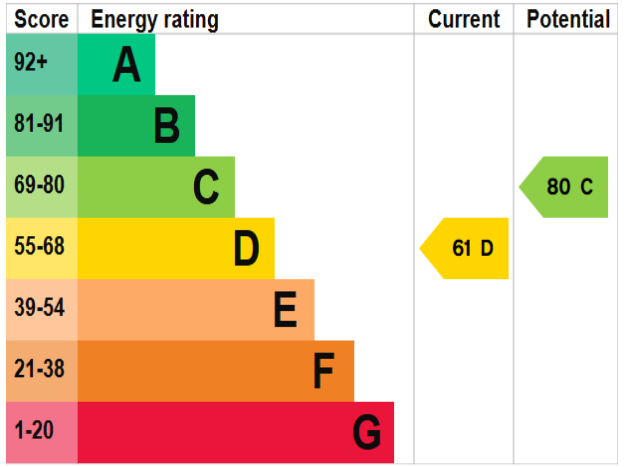

RELAX

Floor Plan

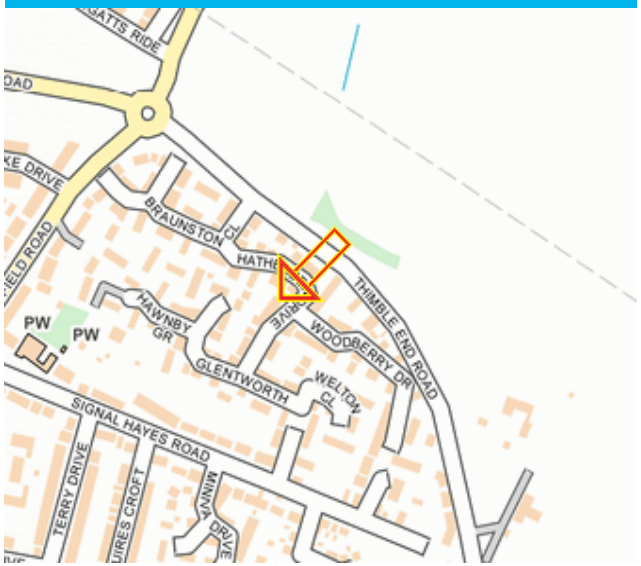
This floor plan is not drawn to scale and is for illustration purposes only



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: 16th October 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 £47.50 + VAT (£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.