PAUL CARR Estate Agents Sales & Lettings

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East View Road,
Sutton Coldfield, B72 1JA

Offers in Excess of £650,000

An exceptional detached dormer bungalow occupying a wonderfully private corner plot, with gated parking, immaculate interiors and breathtaking wrap-around gardens. Tucked behind a gated driveway in one of B72's most established and desirable settings, this outstanding three-bedroom detached home delivers the kind of space, finish and lifestyle flexibility that is becoming increasingly difficult to find.

From its discreet approach and substantial driveway to its beautifully curated interiors and extraordinary gardens, this is a home that feels genuinely special from the moment you arrive.

The reception hallway immediately sets the tone: sleek, generous and beautifully finished, with dark tiled flooring, contemporary lighting and a sweeping oak staircase with floating treads and glass balustrading rising to the first floor. It is a striking, architectural introduction to the home and gives a real sense of the quality carried throughout. To the front sits a generous bay-fronted lounge, a refined yet comfortable retreat with excellent natural light and plenty of space for family living or relaxed entertaining. The principal bedroom is also positioned to the front, benefitting from a bay window and offering a calm, elegant bedroom suite. Completing the ground-floor accommodation is a separate study, ideal for home working, alongside an excellent utility room and access to the garage. The family bathroom is indulgent in every sense. Finished in a sleek contemporary palette, it features a four-piece white suite comprising twin vanity sinks, a freestanding feature bath, a large walk-in shower, WC and stylish fitted storage. It is a superbly designed space that feels more boutique hotel than family home. At the heart of the property is the spectacular open-plan lifestyle room, extending to in excess of 29 feet. This beautifully designed living space combines a high-quality fitted kitchen, generous dining area and relaxed family seating zone, all wrapped in natural light. The kitchen itself is sleek and contemporary, with a stylish mix of light and dark cabinetry, integrated appliances and extensive preparation space. Wide sliding doors open directly onto the terrace and frame panoramic views across the lush wrap-around gardens beyond. The garden almost paints itself onto the walls of this fabulous space, creating a seamless relationship between the home and its extraordinary outdoor setting. Whether hosting long summer lunches, enjoying family evenings or simply taking in the peaceful green outlook, this room is designed for living well.

Upstairs, two further double bedrooms are served by a modern shower room, creating excellent flexibility for family, guests, teenagers or those seeking separate private accommodation.

Outside, the gardens are exceptional. Mature, private and beautifully established, they wrap around the property to create an extraordinary sense of space and seclusion. Expansive lawns are framed by towering established trees, colourful planting, shaped shrubs and deep natural boundaries, while the substantial patio creates a superb setting for outdoor dining and entertaining. There is also a charming, detached garden building, currently arranged as a bespoke bar and entertaining space, giving the garden an added layer of personality and lifestyle appeal.

The property also offers excellent future potential for extension or further reconfiguration, subject to the necessary planning permissions.

East View Road occupies a sought-after B72 setting, prized for its mature surroundings, established homes and superb balance of peace and convenience. Sutton Coldfield town centre, everyday amenities, transport connections and green open spaces are all within easy reach, while the setting itself feels tucked away, private and almost semi-rural.

A remarkable home offering elegant living, exceptional outside space and a lifestyle that is very difficult to replicate.

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



Room Measurements

Living Room 14' 1" x 12' 0" (4.29m x 3.65m)

Dining Area 12' 1" x 12' 0" (3.68m x 3.65m)

Kitchen Area 17' 6" x 12' 1" (5.33m x 3.68m)

Laundry Room 9' 8" x 5' 11" (2.94m x 1.80m)

Study

Garage 16' 0" x 9' 8" (4.87m x 2.94m)

Bedroom One 11' 1" x 9' 9" (3.38m x 2.97m)

Bathroom 13' 2" x 8' 6" (4.01m x 2.59m)

Bedroom Two 15' 4" x 9' 5" (4.67m x 2.87m)

Bedroom Three 15' 2" x 7' 11" (4.62m x 2.41m)

Bathroom 7' 2" x 7' 1" (2.18m x 2.16m)

Bar 12' 4" x 12' 1" (3.76m x 3.68m)











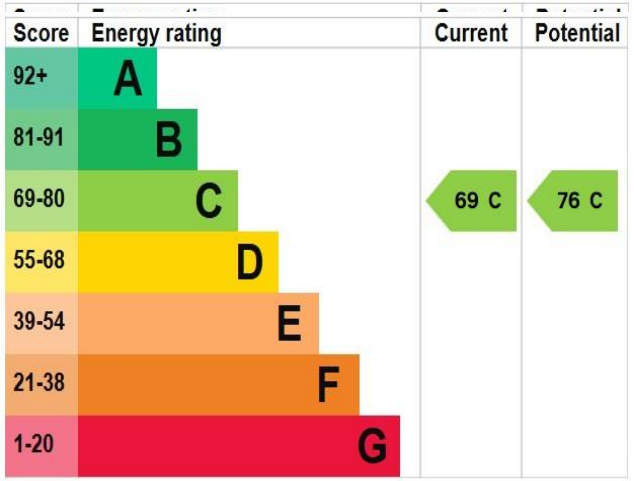


Floor Plan

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: 23rd June 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.