



Hawfield Grove,
Sutton Coldfield, B72 1YD

Offers in Excess of £550,000

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A truly exceptional and rarely available detached bungalow, occupying an enviable position at the very end of a quiet cul-de-sac, set within a private, generous plot and backing directly onto a picturesque golf course – where deer and muntjac are often seen roaming, adding to the sense of tranquillity and seclusion. From the moment you arrive, the scale and privacy of this home are immediately apparent. A substantial driveway provides extensive off-road parking for multiple vehicles and leads to a detached double garage, making this an ideal home for those seeking space, security, and flexibility. Internally, the accommodation is remarkably spacious and beautifully proportioned throughout, far exceeding expectations for bungalow living. The property offers three genuine double bedrooms, including a superb principal suite complete with a dedicated dressing area and a well-appointed en suite bathroom featuring bath with shower over, wash basin and WC. At the heart of the home sits a stunning kitchen breakfast room, flooded with natural light and thoughtfully designed for both everyday living and entertaining. The kitchen is fully fitted with a comprehensive range of units and integrated white goods, complemented by a freestanding fridge freezer, and offers ample space for a breakfast table – a true hub of the home. The living space is equally impressive. A gorgeous dual-aspect lounge provides an elegant yet comfortable retreat, seamlessly connecting to not one, but two conservatories, each offering a different outlook and purpose. Whether used as dining areas, reading rooms, or garden rooms, they blur the line between indoor and outdoor living and make the most of the beautiful surroundings all year round. Externally, the wrap-around gardens are a standout feature – exceptionally private, mature, and backing directly onto the golf course, creating a peaceful green backdrop rarely found. This is a garden designed for enjoyment, entertaining, and quiet reflection, with a sense of space and privacy that is increasingly hard to come by. Situated within a highly regarded and upstanding residential neighbourhood, Hawfield Grove offers the perfect balance of privacy and convenience, with Sutton Coldfield's amenities, transport links, and green spaces all within easy reach. Further benefits include no onward chain, making this an outstanding opportunity for those looking to move with confidence and minimal complication. A home of real substance, setting, and serenity – early viewing is not just recommended, it is essential.





Property Specification

IMPRESSIVE DETACHED FAMILY BUNGALOW
EXCLUSIVE CORNER PLOT IN A TUCKED AWAY POSITION
BACKING ONTO WALMLEY GOLF COURSE
THREE BEDROOMS
MASTER SUITE WITH DRESSING AREA AND EN SUITE

Primary Bedroom 11' 7" x 10' 8" (3.53m x 3.25m)

Bathroom 7' 10" x 6' 1" (2.39m x 1.85m)

Bedroom 12' 3" x 10' 10" (3.73m x 3.30m)

Porch 3' 10" x 5' 1" (1.17m x 1.55m)

Living Room 11' 7" x 17' 10" (3.53m x 5.43m)

Conservatory 12' 3" x 11' 10" (3.73m x 3.60m)

Bedroom 11' 3" x 9' 9" (3.43m x 2.97m)

Kitchen 21' 2" x 10' 0" (6.45m x 3.05m)

Bathroom 6' 11" x 6' 5" (2.11m x 1.95m)

Conservatory 12' 3" x 11' 10" (3.73m x 3.60m)

Garage 15' 9" x 16' 3" (4.80m x 4.95m)

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: 2nd February 2026

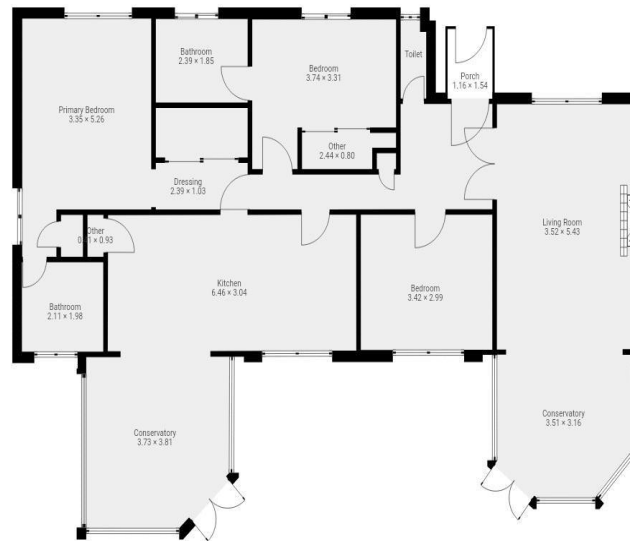
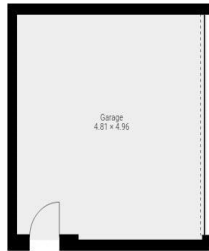
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: F
Other Charges:

Floor Plan

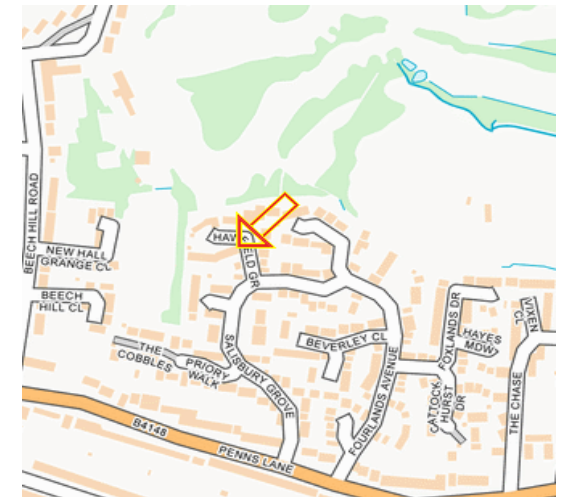
This floor plan is not drawn to scale and is for illustration purposes only



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Energy Efficiency Rating

Map Location



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