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Sales & Lettings

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Holifast Road,
Sutton Coldfield, B72 1AE

Offers in Excess of £550,000

Set back from the road behind a substantial block paved driveway, this attractive traditional detached home offers an impressive amount of accommodation together with one of its most compelling features; a particularly generous and established rear garden which extends considerably beyond the main patio and provides a wonderful sense of space and privacy. Beautifully presented throughout, the property successfully combines the proportions and character associated with a traditional detached home with a bright, contemporary interior, making it an excellent proposition for families looking for both space and versatility.

The accommodation begins with an enclosed entrance porch opening into a welcoming reception hallway, where wood flooring, a staircase rising to the first floor and useful understairs storage create a practical yet attractive introduction to the home. A convenient ground floor guest WC is also accessed from the hallway. There are two excellent reception rooms, giving the property considerable flexibility for family life. The principal living room is a particularly inviting space, beautifully presented with a large bay window drawing in an abundance of natural light, a feature ceiling and generous proportions which comfortably accommodate substantial seating. The second reception room is similarly well proportioned and could serve perfectly as a formal dining room, additional sitting room, playroom or home office depending on individual requirements.

To the rear sits the impressive, fitted kitchen and dining area, providing a bright and contemporary heart to the home. Finished with an extensive range of light-coloured shaker-style cabinetry complemented by contrasting work surfaces and tiled splashbacks, the kitchen incorporates an induction hob, integrated oven and microwave and plentiful preparation and storage space. A large rooflight, additional windows and glazed doors allow natural light to flood the room, while the adjoining dining area provides ample space for a family dining table and enjoys an excellent connection with the garden. Double doors open directly onto the rear patio, creating a particularly enjoyable indoor/outdoor entertaining space during the warmer months.

The former garage has been intelligently divided to provide a useful utility and storage area, with facilities for additional appliances together with further storage to the front.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is an especially impressive double room, enhanced by a substantial bay window and an extensive range of fitted wardrobes and storage which frame the bed and make excellent use of the available space. The room enjoys generous proportions with ample additional floor space for further furniture. Bedroom two is another excellent double bedroom, again benefiting from a large bay window and offering plenty of space for wardrobes and bedroom furniture. The third bedroom provides a comfortable single bedroom, nursery or home office and includes useful fitted storage. Completing the first-floor accommodation is the well-appointed family bathroom, fitted with an excellent four-piece suite comprising a panelled bath, separate curved shower enclosure with rainfall-style shower, WC and wash basin with vanity storage. Full-height tiling, contemporary fittings and a heated towel rail complete the room.

The frontage provides generous off-road parking for several vehicles via an extensive block paved driveway, bordered by established planting and mature hedging which provide an attractive approach to the property. The rear garden is undoubtedly one of the home's standout features. Beginning with a substantial paved patio ideal for outdoor dining and entertaining, the garden extends through a series of mature planted areas, pathways, lawns and established trees and shrubs. Its considerable depth creates a wonderful sense of privacy and gives buyers enormous potential to enjoy the garden exactly as it is, create dedicated entertaining or children's areas, or further landscape the grounds to their own taste. A secondary seating/patio area is positioned further into the garden, while mature boundaries and planting produce a wonderfully established backdrop.

Holifast Road represents an increasingly rare opportunity to acquire a traditional detached family home with substantial accommodation, excellent reception space and a genuinely impressive garden, all offered for sale with the significant advantage of NO ONWARD CHAIN.

Early internal viewing is strongly recommended to fully appreciate the scale and versatility of both the house and plot.

Room Measurements

Living Room 13' 2" x 10' 0" (4.01m x 3.05m)

Dining Room 14' 7" x 9' 11" (4.44m x 3.02m)

Kitchen 16' 6" x 16' 1" (5.03m x 4.90m)

Laundry Room 10' 1" x 7' 11" (3.07m x 2.41m)

Toilet 4' 4" x 3' 7" (1.32m x 1.09m)

Bedroom One 12' 7" x 12' 5" (3.83m x 3.78m)

Bedroom Two 12' 6" x 11' 11" (3.81m x 3.63m)

Bedroom Three 9' 8" x 7' 10" (2.94m x 2.39m)

Bathroom 9' 0" x 7' 11" (2.74m x 2.41m)

Storage 7' 11" x 2' 11" (2.41m x 0.89m)

Tenure: We can confirm the property is Freehold.

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

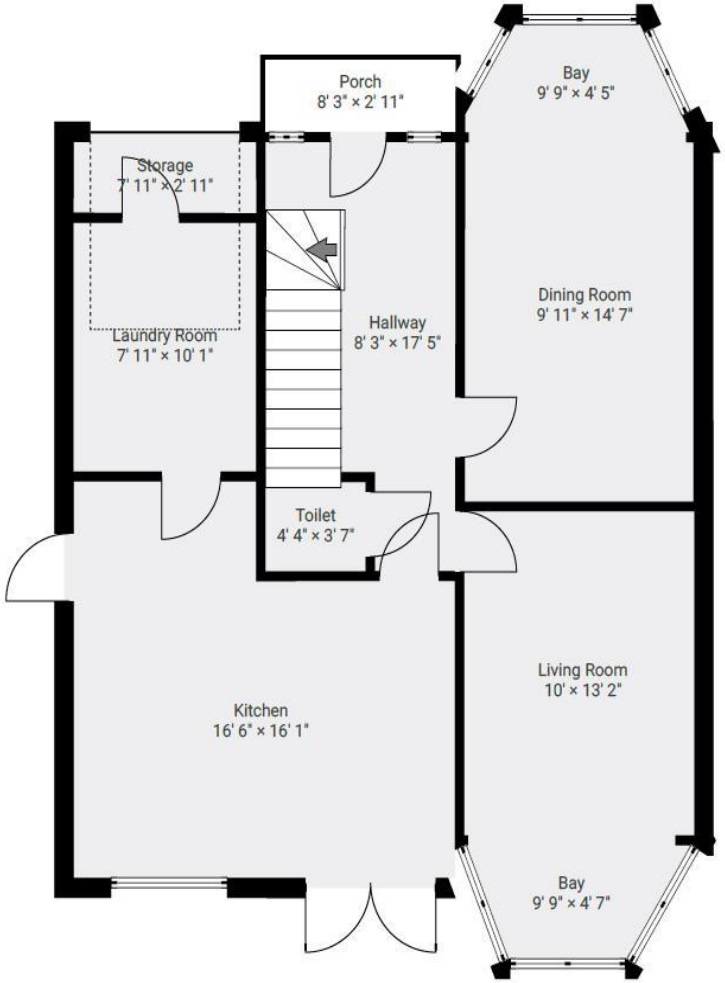
Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

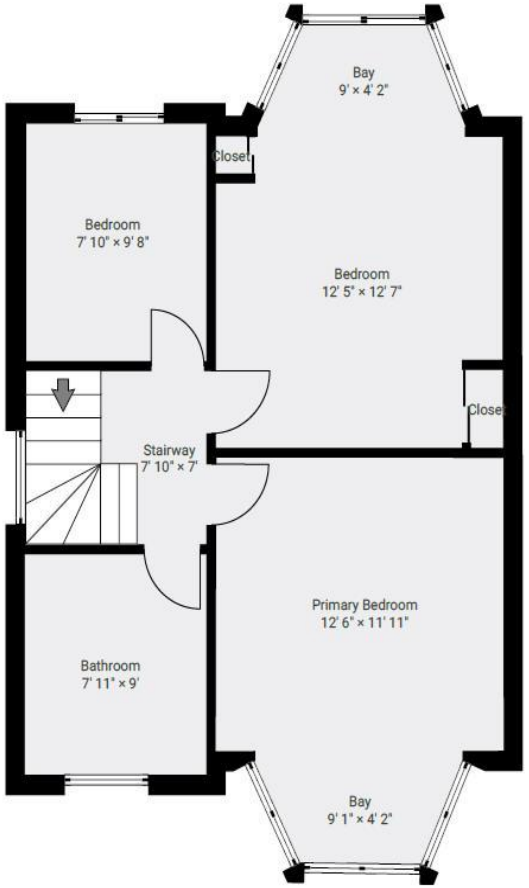
Floor Plan

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	72 C	77 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: 19th August 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.