



Welshmans Hill,
Sutton Coldfield, B73 6RS

Offers Over £250,000

Sutton Coldfield

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Situated in a popular area of Sutton Coldfield, close to the beautiful Sutton Park, excellent transport links and a range of local schools, this well-proportioned three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home.

The property is offered for sale with no upward chain, providing a straightforward opportunity for buyers looking to move without the complications of a dependent onward purchase.

The ground floor features a large lounge, separate dining room, and a spacious kitchen/diner, providing plenty of room for both everyday family life and entertaining. There is also a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from ample off-road parking to the front, while the rear garden offers a pleasant outdoor space with a patio area, perfect for relaxing or entertaining during the warmer months. Rear access also provides added convenience.

With its excellent location, generous living accommodation, parking and attractive garden, this property is ideally suited to families looking to enjoy everything Sutton Coldfield has to offer, with Sutton Park, schools and transport connections all within easy reach.





Property Specification

THREE-BEDROOM SEMI-DETACHED FAMILY HOME
OFFERED FOR SALE WITH NO UPWARD CHAIN
POPULAR SUTTON COLDFIELD LOCATION
CLOSE TO THE BEAUTIFUL SUTTON PARK
EXCELLENT TRANSPORT LINKS NEARBY

Kitchen 2.87m (9'5") x 2.31m (7'7")

Dining Room 2.94m (9'8") x 2.89m (9'6")

Reception Room 4.76m (15'7") x 3.18m (10'5")

WC 1.20m (3'11") x 0.91m (3')

Bedroom 1 3.56m (11'8") x 2.72m (8'11")

Bedroom 2 4.31m (14'2") x 4.01m (13'2")

Bedroom 3 3.09m (10'2") x 1.98m (6'6")

Bathroom 1.99m (6'6") x 1.97m (6'6")

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: 9th September 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:

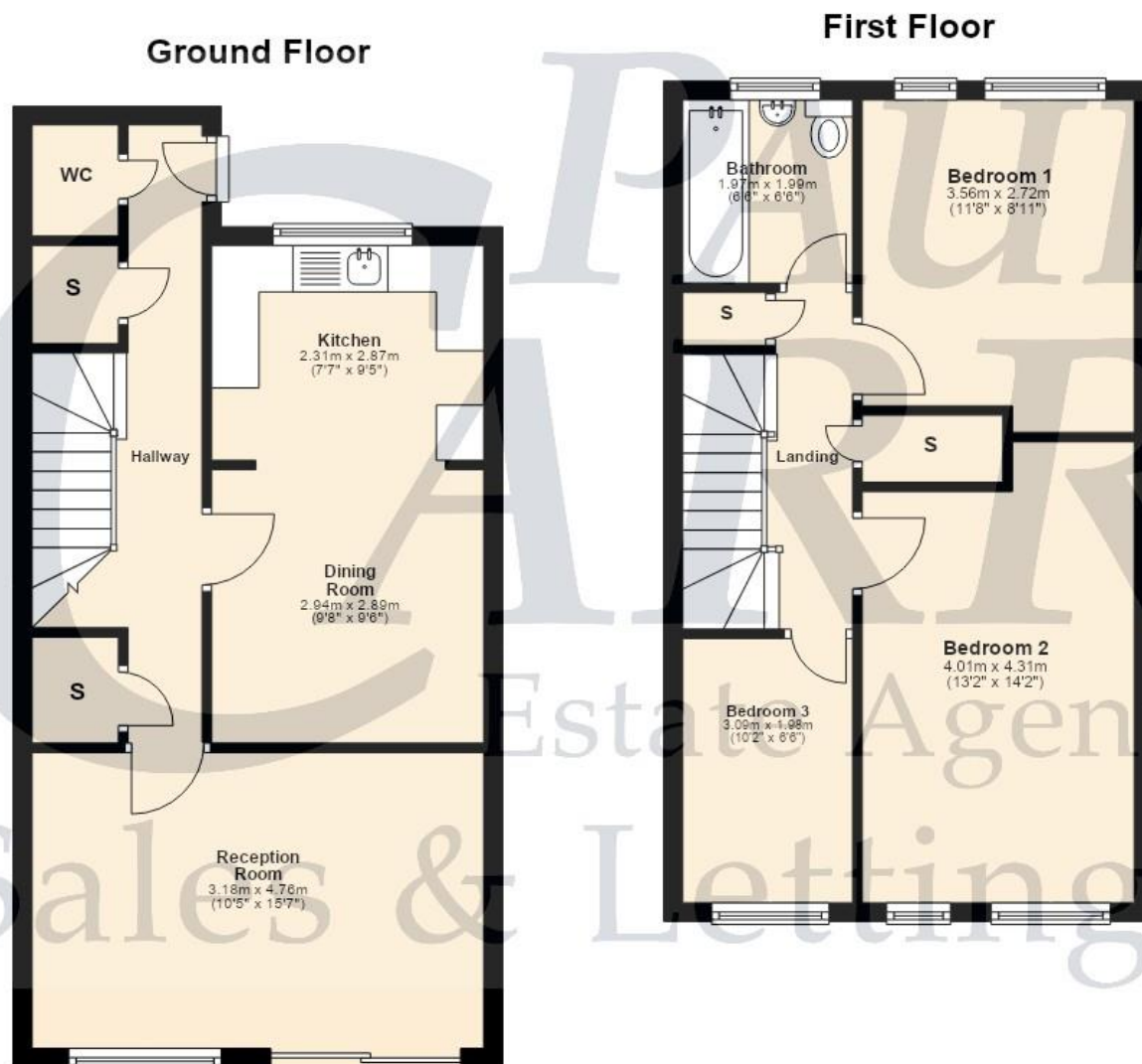
Services connected: Electric, gas, water & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Map Location

