



Hemlingford Road,
Sutton Coldfield, B76 1JG

Offers in the Region Of £500,000

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An exceptional, fully extended four-bedroom semi-detached family home occupying a prime position on the ever-popular Hemlingford Road – offering show-stopping open-plan living, a substantial rear garden and immaculate, turnkey presentation throughout. From the moment you arrive, it's clear this is a home that has been thoughtfully transformed with modern family life in mind. Finished to an excellent standard throughout, this property offers space, flow and flexibility rarely found in homes of this style. The ground floor is anchored by a truly impressive open-plan lifestyle room – a statement space designed for modern living and entertaining. The contemporary fitted kitchen features a comprehensive range of matching wall and floor units, sleek work surfaces, integrated appliances and a central island that naturally connects the kitchen, dining and lounge areas. Bathed in natural light from skylights and full-width glazing, this space wraps effortlessly from cooking to dining to relaxing, creating a heart of the home that genuinely delivers the wow-factor. Complementing the open-plan space is a separate snug/lounge, ideal as a cosy retreat, playroom or second sitting room, offering valuable versatility for growing families. A downstairs WC completes the ground floor accommodation. Upstairs, the property continues to impress with three generous bedrooms served by a luxurious four-piece white suite family bathroom, featuring a freestanding bath, separate shower and contemporary finishes. Rising to the second floor, the loft conversion provides a superb fourth bedroom, perfect as a principal suite, teenager's room or home office, with excellent proportions and privacy. Externally, the home enjoys a substantial rear garden – a rare find in such a location. The garden offers fantastic space for children, entertaining and future landscaping potential, while maintaining a strong sense of privacy. Hemlingford Road is one of the area's most sought-after addresses, perfectly positioned for schools, local amenities, parks and transport links, making it ideal for families and professionals alike. Stylish, spacious and entirely move-in ready, this is a home where the hard work has already been done – allowing the next owners to simply unpack and enjoy. Early viewing is essential to fully appreciate the scale, finish and lifestyle on offer. **BUYERS:** 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.



Property Specification

EXTENDED SEMI DETACHED FAMILY HOME
IMMACULATE CONDITION THROUGHOUT
POPULAR RESIDENTIAL LOCATION
EXTENSIVE REAR GARDEN
SHOW-STOPPING OPEN PLAN LIFESTYLE ROOM



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: 6th February 2026

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Viewer's Note:

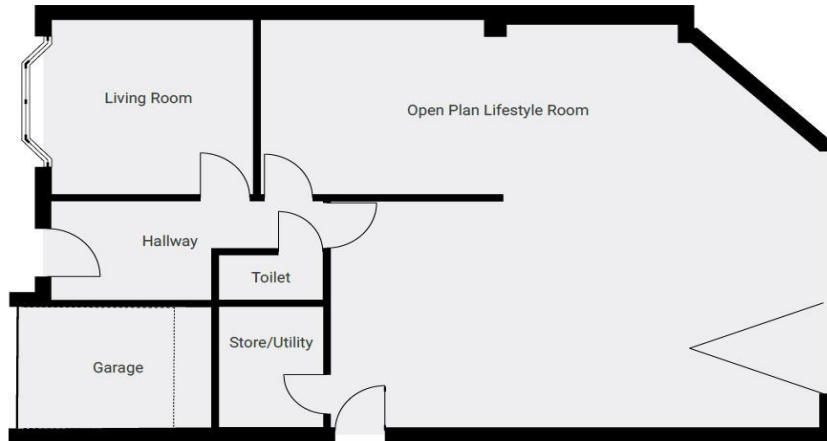
Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Other Charges:

Floor Plan

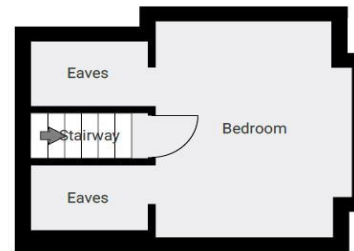
This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

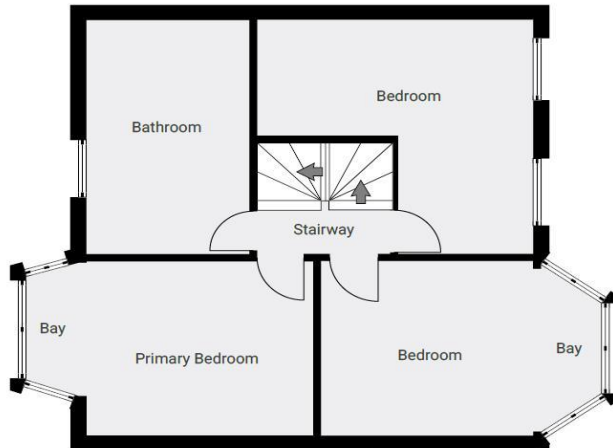
▼ Ground Floor



▼ 2nd Floor



▼ 1st Floor



Map Location

