



Walmley Road,
Sutton Coldfield, B76 2PY

Offers in the Region Of £400,000

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A beautifully presented chain free Edwardian residence combining timeless character with modern living, situated in a highly desirable location close to excellent local amenities, transport links, and popular schools. Offered with no upward chain, this is an outstanding opportunity to purchase a spacious period home with charm, versatility, and scope to extend further (subject to planning). From the moment you arrive, this home impresses with its handsome façade, traditional bay windows, and off-road parking with driveway and car port. Internally, a welcoming hallway leads to two elegant reception rooms, each with high ceilings, deep coving, and stunning feature fireplaces that celebrate the home's Edwardian heritage. To the rear, the modern kitchen/breakfast room is superbly fitted with shaker-style cabinetry, ample workspace, and integrated appliances, flowing effortlessly into an impressive conservatory – perfect for dining, relaxing, or entertaining with views over the garden. There is also a guest cloakroom completing the ground floor. Upstairs boasts three generous bedrooms, including a spacious principal bedroom with bay window, along with a modern family shower room finished to a high standard. Externally, the property enjoys a mature, well-tended rear garden offering a mix of lawn, patio, and planting – ideal for outdoor living and family enjoyment. With potential to extend and a wealth of original period detail, this property is a rare find combining elegance, practicality, and location. Key Features: Fabulous Edwardian home with period charm No upward chain Two spacious reception rooms Modern kitchen/breakfast room Impressive conservatory Guest cloakroom Three generous bedrooms Modern shower room Mature rear garden Driveway and car port Potential to extend (subject to planning) Excellent local amenities and schools nearby Viewing highly recommended to appreciate the space, character, and lifestyle this beautiful home offers.



Property Specification

SOLD WITH NO ONWARD CHAIN
DOUBLE-FRONTED SEMI DETACHED FAMILY HOME
PERIOD AND CHARACTER FEATURES
THREE BEDROOMS
TWO ELEGANT RECEPTION ROOMS



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: 25th November 2025

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: E
Other Charges:

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		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

