



Townsend Drive,  
Sutton Coldfield, B76 1GJ

Offers in Excess of £500,000

A well-presented four-bedroom detached family home, offering spacious and versatile accommodation throughout, with the added benefits of gas central heating, double glazing, off-road parking and a rear garden.

The property is approached via a welcoming entrance hallway, which provides access to a downstairs WC, a generous lounge and the kitchen diner. The lounge offers a large and comfortable main reception space, ideal for relaxing and family living, while the kitchen diner provides an excellent social hub of the home, with room for both cooking and dining. To the rear, the conservatory adds further living space and enjoys views over the garden, making it a lovely additional reception area for entertaining, relaxing or family use.

To the first floor, the property offers four bedrooms, including three double bedrooms and one single bedroom. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from off-road parking to the front and a rear garden, providing outdoor space for seating, entertaining and family enjoyment.

With its generous accommodation, practical layout and sought-after detached design, Townsend Drive represents an excellent family home and is a must-see property.

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

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)



## Room Measurements

**Living Room 16' 4" x 13' 1" (4.97m x 3.98m)**

**Conservatory 12' 6" x 9' 6" (3.81m x 2.89m)**

**Kitchen/Dining Room 26' 8" x 8' 8" (8.12m x 2.64m)**

**Laundry Room 8' 0" x 5' 11" (2.44m x 1.80m)**

**Toilet 4' 0" x 3' 5" (1.22m x 1.04m)**

**Bedroom One 13' 6" x 10' 2" (4.11m x 3.10m)**

**En-suite 7' 8" x 5' 11" (2.34m x 1.80m)**

**Bedroom Two 13' 1" x 10' 5" (3.98m x 3.17m)**

**Bedroom Three 11' 2" x 10' 3" (3.40m x 3.12m)**

**Bedroom Four 8' 3" x 7' 1" (2.51m x 2.16m)**

**Bathroom 7' 2" x 6' 8" (2.18m x 2.03m)**

**Garage 9' 7" x 8' 0" (2.92m x 2.44m)**





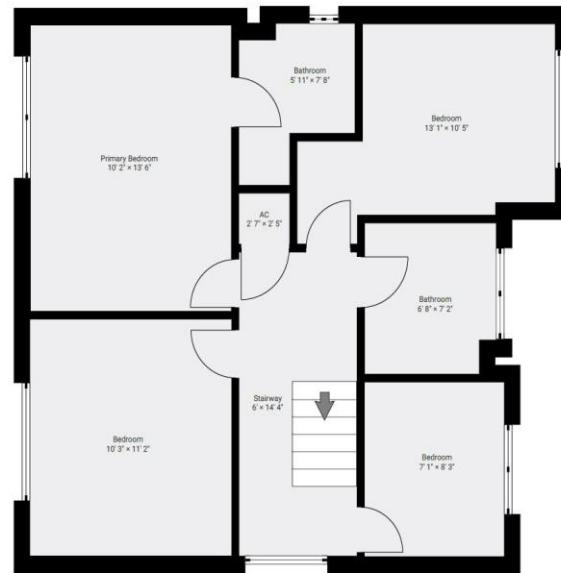
# Floor Plan

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

## ▼ Ground Floor



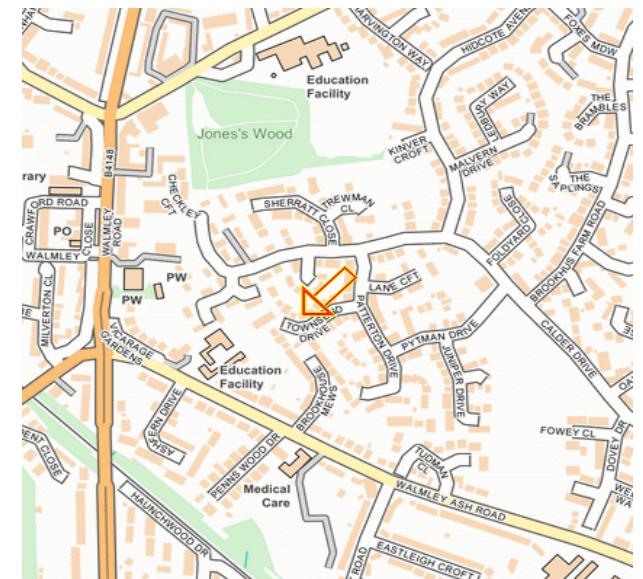
## ▼ 1st Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 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: 12th May 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.