



Milverton Close,
Sutton Coldfield, B76 1NB

Offers in Excess of £350,000

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We are delighted to present this attractive detached house, available for sale and positioned within a highly sought-after cul de sac. Offering an excellent blend of convenience and tranquility, this property is ideally situated close to local shops, a diverse selection of restaurants, and essential public transport links. Its excellent location ensures easy access to reputable schools catering for all ages, making it a perfect choice for families or buyers seeking strong educational opportunities nearby. Upon entering the property, you are greeted by an excellent entrance hall, guests cloakroom and well-proportioned open-plan reception room. This versatile living area features expansive large windows, flooding the space with natural light and providing delightful views over the rear garden. The seamless flow of the room makes it ideal for entertaining guests or relaxing with family, while the garden outlook creates a calming and picturesque setting. The house is thoughtfully designed with three generously sized bedrooms, two of which are spacious doubles. These bedrooms are perfect for family members, guests or can be adapted as a home office or study, should the need arise. The property is also equipped with a well-laid-out kitchen, catering to all your culinary needs and providing ample workspace and storage. A contemporary bathroom serves the property, offering further comfort and practicality to accommodate everyday requirements. One of the many appealing features of this home is its availability with no upward chain, presenting a smooth and straightforward buying process for prospective purchasers. Whether you're looking to upsize, relocate, or invest in a prime residential area, this property represents a rare and exciting opportunity.





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: 11th August 2025

Property Specification

SITUATED IN THE HEART OF WALMLEY
 CLOSE TO MANY AMENITIES
 LOVELY CUL DE SAC LOCATION
 ENTRANCE HALL AND GUESTS CLOAKROOM
 VERY GENEROUS OPEN PLAN LOUNGE/DINING ROOM

Porch

Hallway

WC

Lounge/Diner 28' 1" x 11' 5" (8.55m x 3.48m)

Kitchen 10' 10" x 8' 11" (3.30m x 2.72m)

Garage 28' 10" x 8' 11" (8.78m x 2.72m)

Landing

Bedroom 1 13' 8" x 9' 11" (4.16m x 3.02m)

Bedroom 2 11' 11" x 9' 9" (3.63m x 2.97m)

Bathroom 8' 1" x 5' 2" (2.46m x 1.57m)

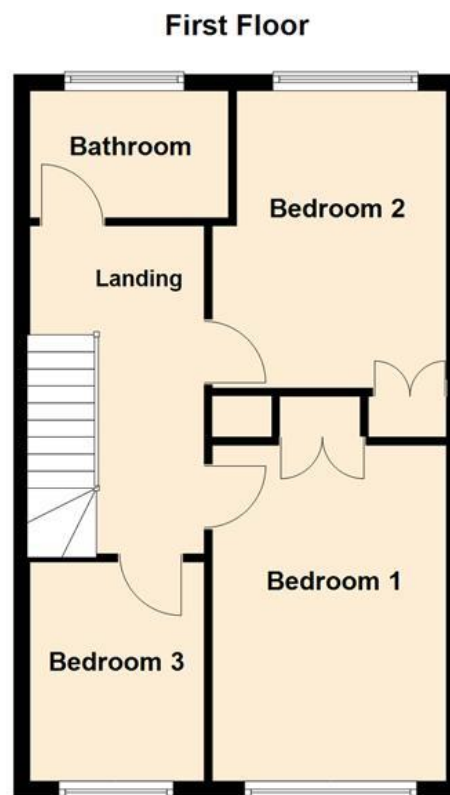
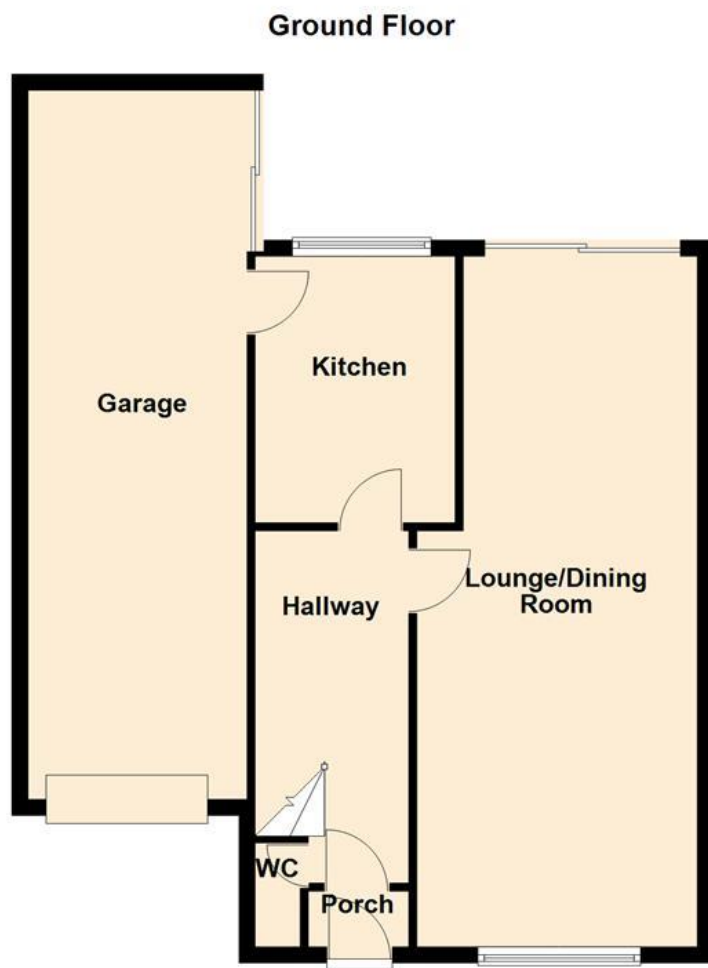
Bedroom 3 8' 11" x 7' 11" (2.72m x 2.41m)

Viewer's Note:

Services connected:
 Council tax band: D
 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

