Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

Walmley Road,
Sutton Coldfield, B76 1PE

Offers in the Region Of £450,000

An impressive and substantially proportioned four-bedroom detached family home, superbly positioned along the ever-popular Walmley Road and offering a wonderful combination of versatile accommodation, contemporary styling and exciting future potential.

A welcoming entrance hall immediately sets the tone for the generous accommodation on offer, providing access to a convenient guest cloakroom and the principal ground-floor living spaces. The spacious family lounge is beautifully enhanced by an impressive bay window, allowing an abundance of natural light to fill the room, while double doors open into a versatile second reception room. Currently well suited as an additional sitting room, this flexible space would work equally well as a formal dining room, children's playroom or home office. At the heart of the property lies a sweeping modern open-plan kitchen and dining room, thoughtfully designed for both everyday family life and entertaining. The kitchen is fitted with an extensive range of matching wall and base storage units, complemented by generous work surfaces and a useful breakfast bar. Integrated appliances include a gas hob, double oven, dishwasher and fridge freezer, while French doors create a seamless connection with the rear garden and fill the dining area with natural light.

To the first floor are four well-proportioned bedrooms, including two generous double bedrooms benefitting from fitted wardrobes, together with a beautifully presented family bathroom.

Outside, the property offers an established rear garden providing an excellent setting for outdoor dining, entertaining and family recreation. The adjoining garage offers valuable storage, while the property further benefits from planning permission for a significant extension, presenting an exciting opportunity to enhance and future-proof this already impressive family home.

Walmley remains one of Sutton Coldfield's most popular residential areas, renowned for its excellent local amenities, attractive parks and highly regarded primary and secondary schools. Birmingham City Centre is within comfortable driving distance, while convenient access to the M6 and M42 motorway networks makes the property ideally placed for commuters travelling throughout the wider West Midlands.

A superb family residence offering space, flexibility and considerable long-term potential in a highly sought-after location.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

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

Room Measurements

Living Room 15' 1" x 13' 0" (4.61m x 3.95m)

Dining Room 12' 2" x 11' 9" (3.71m x 3.58m)

Kitchen 19' 2" x 12' 3" (5.84m x 3.73m)

Toilet

Bedroom One 13' 10" x 10' 6" (4.21m x 3.21m)

Bedroom Two 10' 8" x 10' 5" (3.24m x 3.17m)

Bedroom Three 9' 7" x 7' 5" (2.93m x 2.27m)

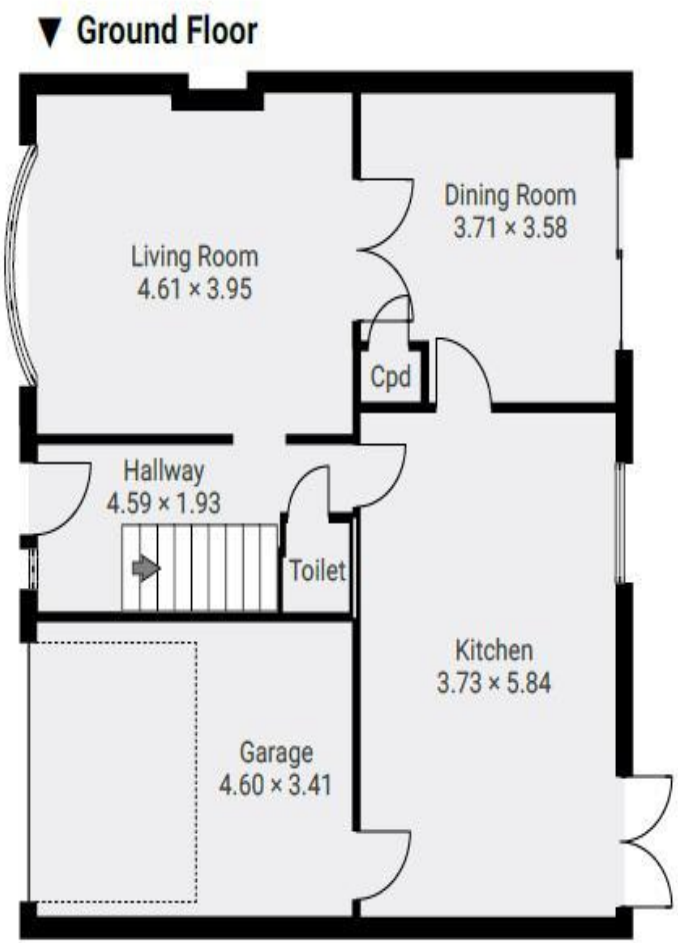
Bedroom Four 9' 8" x 9' 2" (2.95m x 2.79m)

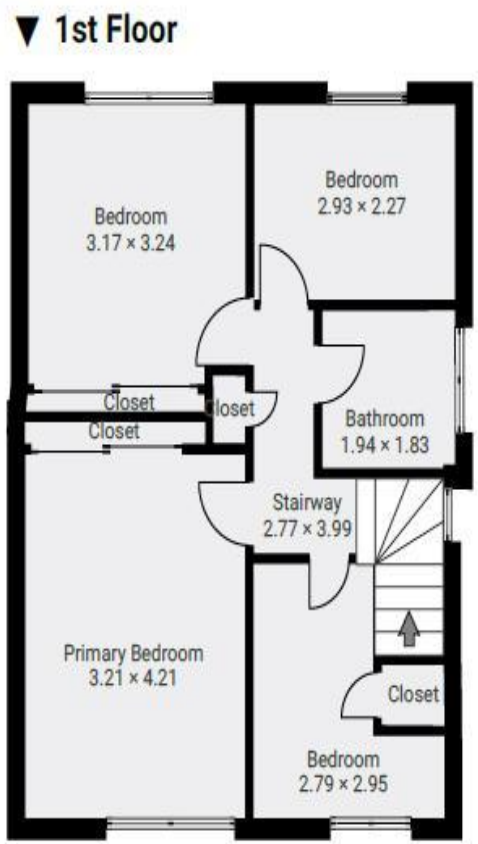
Bathroom 6' 4" x 6' 0" (1.94m x 1.83m)

Garage 15' 1" x 11' 2" (4.60m x 3.41m)

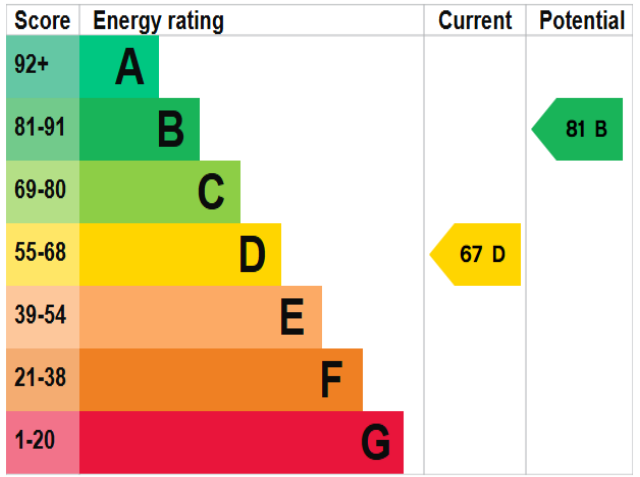
Floor Plan

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

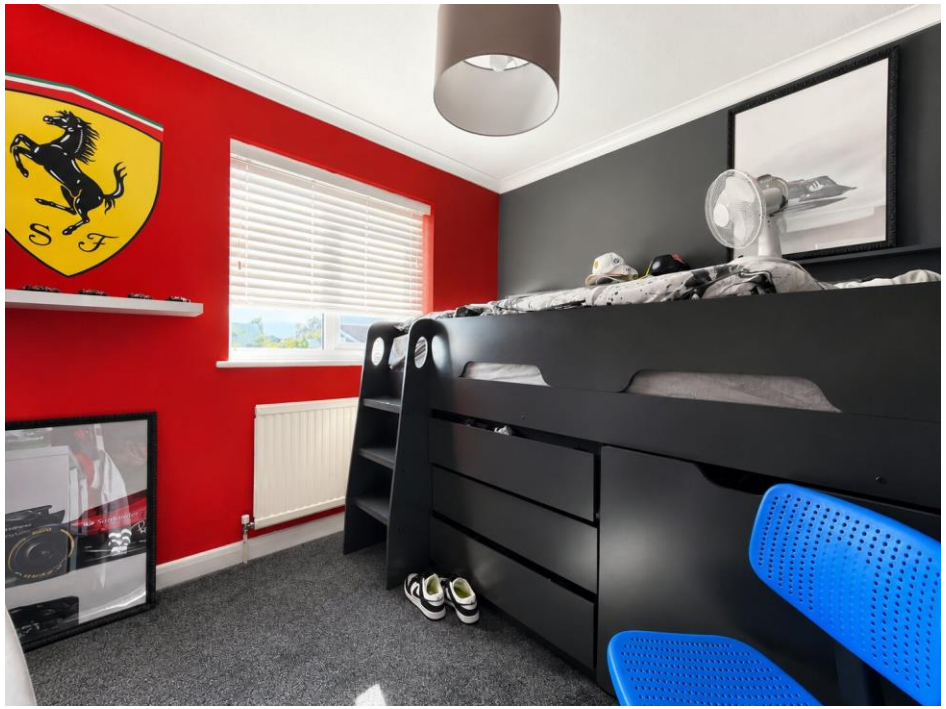




Energy Performance Rating



Map Location



Toys that cats love

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: 15th July 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 £57 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.