



Baxterley Green,
Sutton Coldfield, B76 2QF

Offers in Excess of £450,000

Offered to the market with no upward chain, this generously proportioned four bedroom detached family home occupies a desirable position within a popular residential cul-de-sac and provides an excellent opportunity for buyers looking for substantial accommodation, a good-sized garden and scope to personalise a home over time.

The property is approached via a driveway providing off-road parking and access to the integral garage, with an enclosed entrance porch opening into a welcoming reception hallway.

One of the standout features of the home is the superb lounge/dining room, extending to approximately 21ft and providing an excellent amount of space for both relaxation and entertaining. A feature fireplace creates a natural focal point, while two sets of sliding patio doors draw in plenty of natural light and provide a lovely connection between the living accommodation and rear garden. The separate kitchen is fitted with a comprehensive range of wall and base units, complemented by work surfaces, tiled splashbacks and integrated cooking appliances, with a window providing an outlook towards the front.

An adjoining utility/guest WC adds further everyday practicality.

A particularly useful addition is the substantial covered side passage/multifunctional space, measuring approximately 29ft in length and providing excellent versatility for storage, hobbies or further ancillary use, with access connecting the front and rear of the property.

To the first floor, the landing leads to four well-proportioned bedrooms, several benefiting from fitted or built-in storage. The principal bedroom is particularly generous and features an extensive range of fitted wardrobes. Completing the first-floor accommodation is the family bathroom, fitted with a white suite comprising bath with shower over, wash hand basin and WC.

Outside, the rear garden is another real feature of the property. Benefiting from a desirable south-easterly aspect, the garden offers a generous lawn surrounded by mature shrubs, established planting and attractive borders, together with a substantial full-width patterned patio providing plenty of room for outdoor dining and entertaining.

Further benefits include an integral garage with electric door, driveway parking, excellent storage and no upward chain.

With its combination of four-bedroom accommodation, impressive living space, generous garden and sought-after cul-de-sac position, this is a home with considerable potential and one that must be viewed to fully appreciate the space on offer.



Room Measurements

Living Room 21' 0" x 10' 11" (6.40m x 3.32m)

Kitchen 14' 11" x 7' 0" (4.54m x 2.13m)

Utility/WC 7' 0" x 4' 2" (2.13m x 1.27m)

Bedroom One 14' 3" x 9' 8" (4.34m x 2.94m)

Bedroom Two 12' 2" x 9' 9" (3.71m x 2.97m)

Bedroom Three 11' 10" x 9' 5" (3.60m x 2.87m)

Bedroom Four 11' 1" x 5' 11" (3.38m x 1.80m)

Bathroom 6' 4" x 6' 4" (1.93m x 1.93m)

Garage 16' 7" x 7' 9" (5.05m x 2.36m)

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

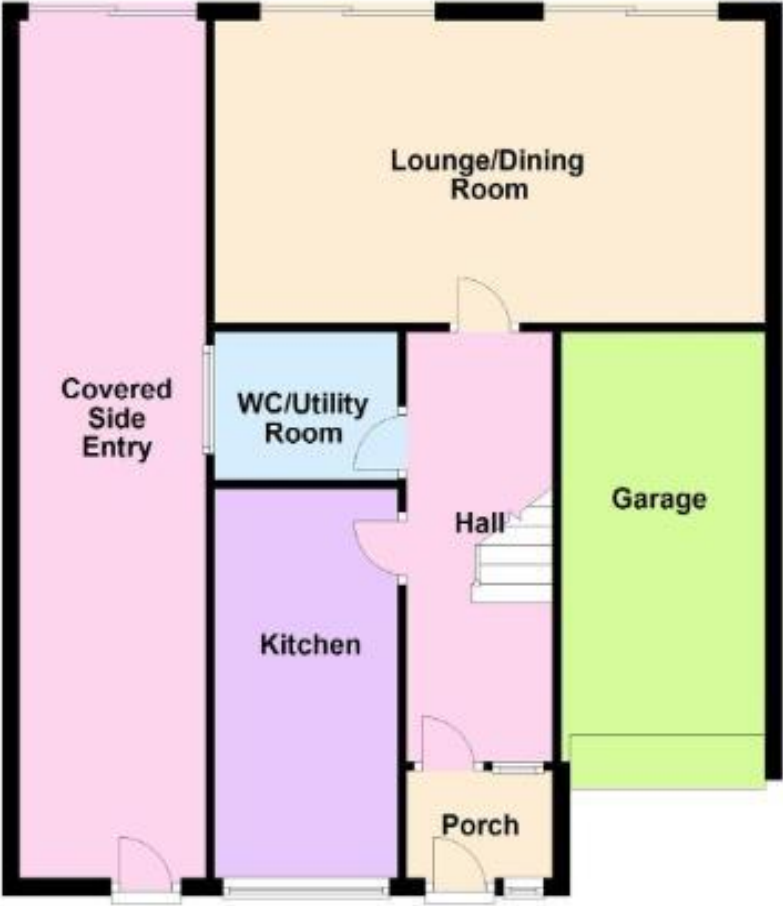




Floor Plan

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

Ground Floor



First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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: 18th August 2026

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