PAUL CARR Estate Agents Sales & Lettings

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Palin Road,
Sutton Coldfield, B75 7FD

Offers in Excess of £575,000

A superb, contemporary four-bedroom family home occupying an enviable position within the impressive new Lindridge Chase development, overlooking green space and offered to the market unexpectedly due to disposal circumstances and through absolutely no fault of the property itself. Beautifully presented, generously proportioned and designed around modern family life, this is the sort of home you can simply move into, unpack and enjoy.

Set back behind a private driveway and enjoying a particularly attractive leafy outlook, the property sits within easy reach of the development's recreational green space, giving the house a pleasantly open feel that many newer homes simply do not enjoy.

Step inside and the sense of space is immediate. A welcoming entrance hall creates a smart first impression and provides access to the principal ground-floor accommodation, including a comfortable separate lounge centred around a striking bespoke media wall, creating a fantastic space for relaxed evenings at home.

The real showpiece, however, is the sweeping open-plan kitchen, dining and family room. This is a genuinely impressive lifestyle space, flooded with natural light and offering plenty of room for dining, entertaining and everyday family life. The kitchen itself is beautifully finished with elegant sage-green shaker cabinetry, contrasting work surfaces, integrated appliances and a breakfast-bar seating area, while the herringbone-style flooring ties the whole room together beautifully.

Practicality has not been forgotten either. A dedicated boot room/utility provides excellent additional storage, space for white goods and somewhere to keep the everyday clutter of family life out of sight, with a useful guest WC completing the ground floor. The property also benefits from an integral garage and driveway parking.

Upstairs, the generous proportions continue with four genuinely impressive bedrooms. The principal bedroom is particularly special: a spacious dual-aspect master suite with its own dedicated en-suite shower room, creating a private retreat away from the rest of the household. The remaining bedrooms are all well-proportioned and are served by a stylish family bathroom.

Outside, the rear garden is private, enclosed and family friendly, with a patio terrace leading up to a lawned garden; an easy-to-maintain space with plenty of room for children, pets, summer entertaining or simply sitting out with a coffee.

What makes Palin Road so appealing is the balance it strikes: the finish and efficiency of a newer home, the proportions of a proper family house, and a position overlooking greenery rather than simply another row of properties.

With approximately 1,713 sq ft of internal accommodation, four bedrooms, multiple bathrooms, an integral garage and that exceptional open-plan living space, this is a home that delivers on both style and substance.

Tenure: We can confirm the property is Freehold.

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

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

Lounge 14' 6" x 12' 7" (4.42m x 3.83m)

Kitchen/Dining Room 23' 0" x 17' 6" (7.01m x 5.33m)

W.C 6' 9" x 6' 6" (2.06m x 1.98m)

Bedroom One 16' 4" x 12' 7" (4.97m x 3.83m)

En-Suite 6' 7" x 4' 10" (2.01m x 1.47m)

Bedroom Two 11' 11" x 11' 8" (3.63m x 3.55m)

Bedroom Three 11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom Four 11' 5" x 10' 3" (3.48m x 3.12m)

Bathroom 7' 2" x 6' 6" (2.18m x 1.98m)

Garage 17' 11" x 10' 2" (5.46m x 3.10m)







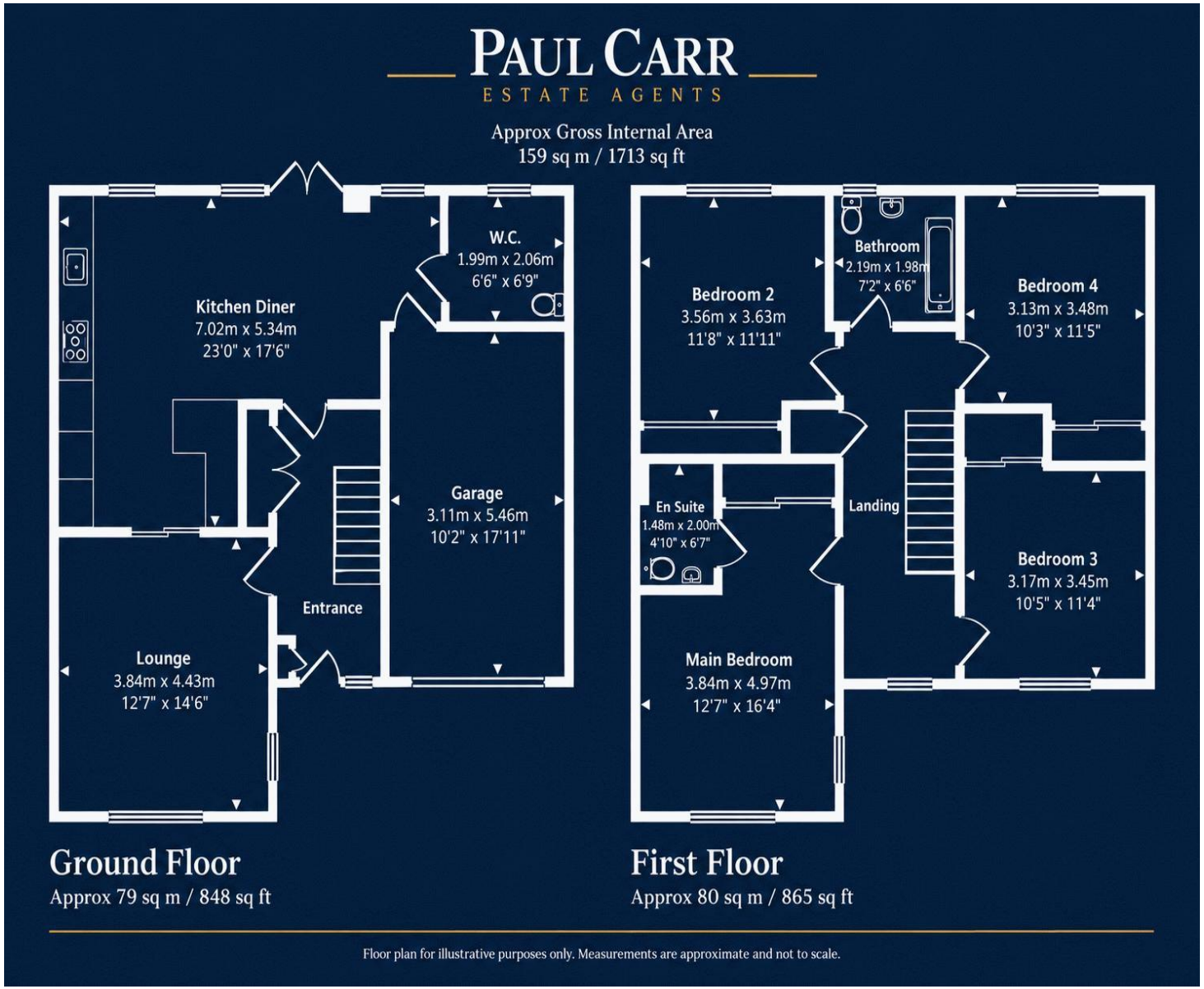




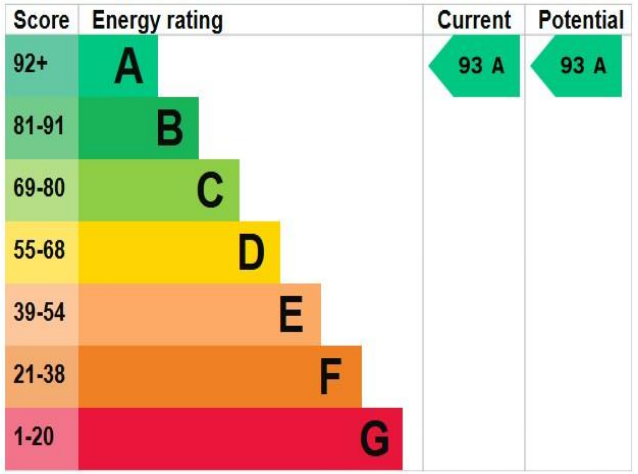


Floor Plan

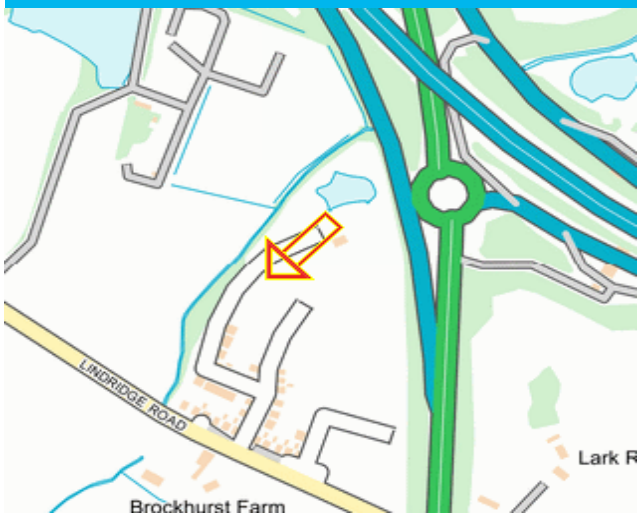
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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: 19th October 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 £47.50 + VAT (£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.