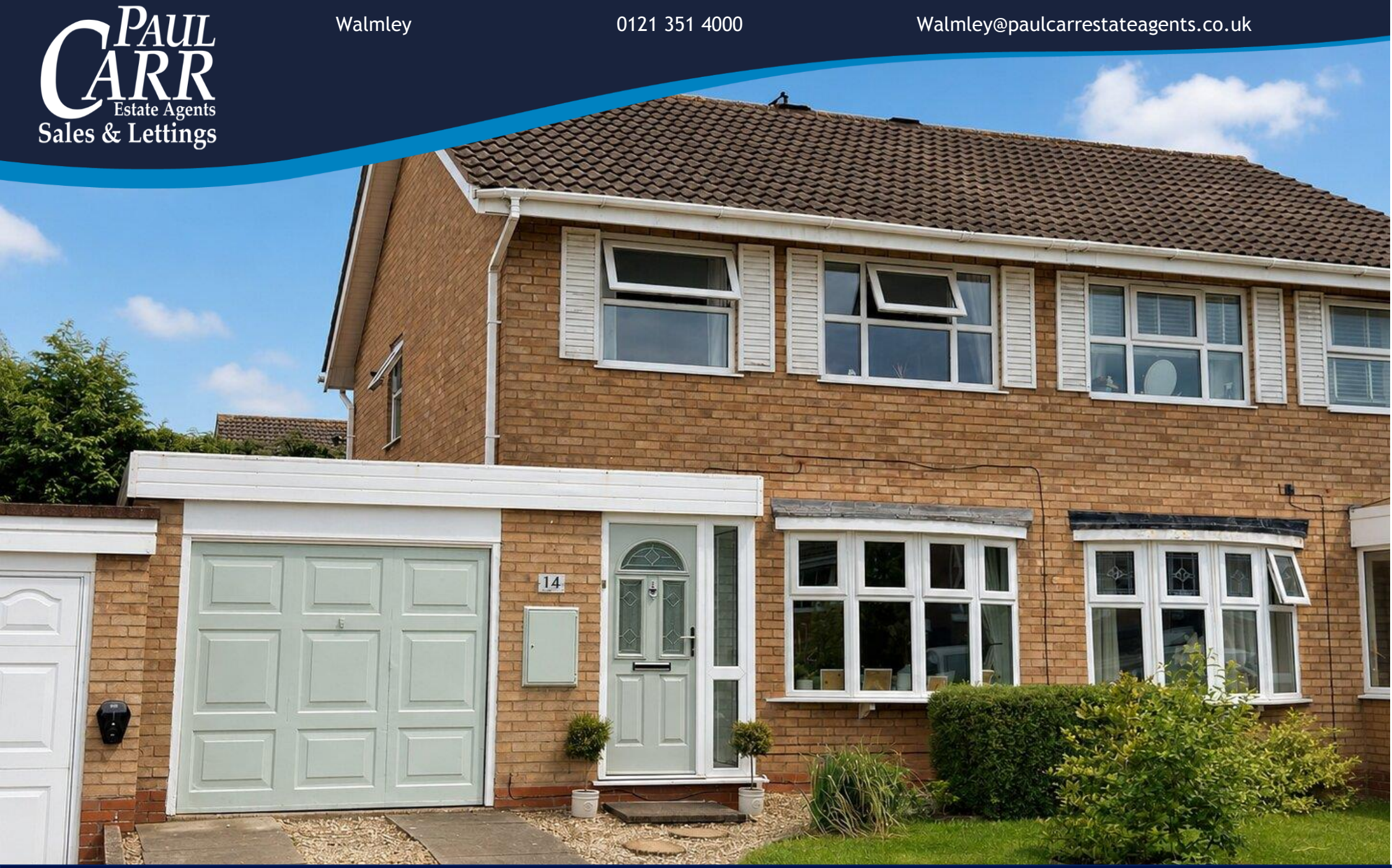
PAUL CARR Estate Agents Sales & Lettings

Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk



Hadleigh Croft, Minworth
Sutton Coldfield, B76 1XF

Offers in the Region Of £350,000

Set within a pleasant cul-de-sac position, this significantly improved and modernised semi-detached family home offers a superb balance of style, practicality and extended living space.

Beautifully presented throughout, the property has been thoughtfully updated by the current owners and now provides a versatile layout rarely found within this development.

The home is approached via a neat frontage with driveway parking and garage access, giving an attractive first impression.
Internally, the accommodation opens through a porch into a welcoming hallway, with the layout flowing into a spacious living room positioned to the front. This is a bright and comfortable reception space, beautifully finished with modern flooring, tasteful décor and a feature wall, creating a warm yet stylish everyday living area. To the rear, the property really comes into its own. The kitchen has been impressively modernised and provides a striking focal point to the home, fitted with dark shaker-style cabinetry, light work surfaces, integrated appliances and a central island with breakfast seating. The finish is both stylish and practical, giving the space a high-quality feel. The kitchen opens through to a wonderful garden room, creating an excellent dining and entertaining area with a lovely outlook over the rear garden. This space is flooded with natural light and works perfectly as an extension of the kitchen, ideal for family meals, hosting, or simply enjoying the garden from inside. A particularly rare feature for this style of property is the additional downstairs study/second reception room. This creates excellent flexibility and could be used as a home office, snug, playroom, music room or hobby space, depending on the buyer's needs. There is also a separate utility/laundry room, adding further practicality and helping keep the main living areas clear and organised.

To the first floor, there are three bedrooms and a family bathroom. The principal bedroom is a generous double, while the additional bedrooms provide good flexibility for children, guests or home working. The family bathroom is neatly appointed with a bath, WC and wash basin, finished in a clean neutral style.

Externally, the rear garden is a lovely family-friendly space, with patio seating area, lawn and mature planting. The garden room opens directly onto the outside space, making it ideal for summer entertaining and day-to-day family life.

Hadleigh Croft is a superb example of an extended and much-improved family home, offering modern presentation, versatile accommodation, cul-de-sac positioning and that all-important additional downstairs reception space—an increasingly rare find in this development.

Tenure: We can confirm the property is Freehold.

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

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' 7" x 11' 8" (4.75m x 3.55m)

Kitchen 15' 7" x 10' 8" (4.75m x 3.25m)

Laundry Room 8' 8" x 6' 3" (2.64m x 1.90m)

Garden Room 10' 7" x 8' 4" (3.22m x 2.54m)

Study 10' 8" x 8' 1" (3.25m x 2.46m)

Bedroom One 15' 2" x 7' 11" (4.62m x 2.41m)

Bedroom Two 13' 1" x 8' 0" (3.98m x 2.44m)

Bedroom Three 9' 9" x 6' 5" (2.97m x 1.95m)

Bathroom 7' 7" x 6' 5" (2.31m x 1.95m)

Garage 12' 8" x 10' 0" (3.86m x 3.05m)













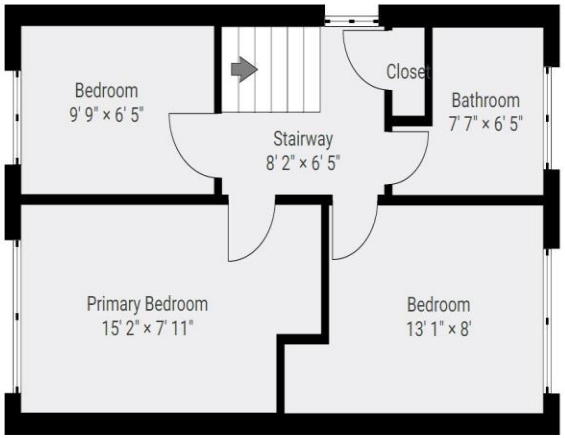
Floor Plan

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

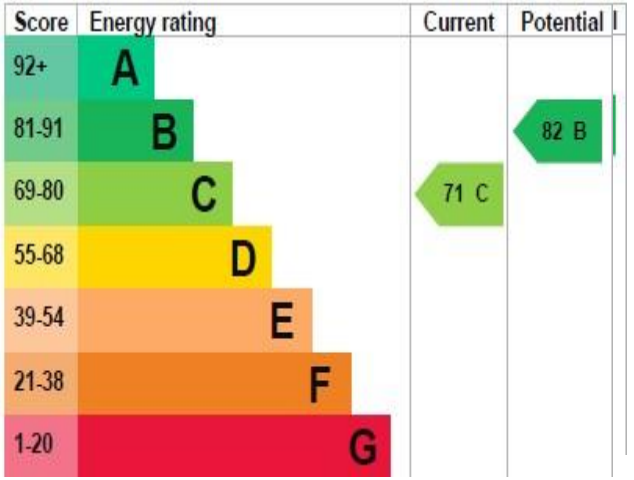
▼ Ground Floor



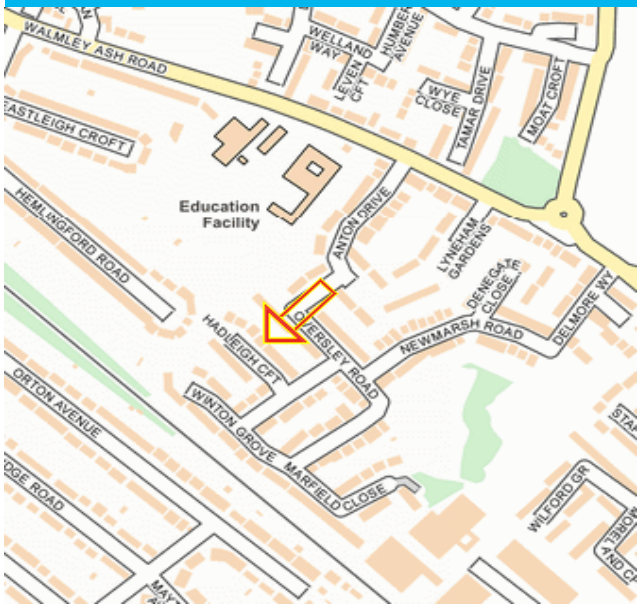
▼ 1st Floor



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: 6th 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.