PAUL CARR Estate Agents Sales & Lettings

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Hemlingford Road, Sutton Coldfield, B76 1JQ

Offers in Excess of £475,000

Turn-key ready. Open-plan living. A garden to be envied...

Occupying a highly regarded position on the ever-popular Hemlingford Road in Walmley, this exceptional three-bedroom detached family home has been transformed into a beautifully considered, wonderfully stylish residence where virtually every detail feels finished. Immaculately presented from top to bottom, this is very much a home where the next owner can simply unpack, arrange the furniture and begin enjoying it from day one. Hemlingford Road has long been one of Walmley's established and sought-after residential settings, combining a wonderfully private, family-oriented feel with excellent convenience. Walmley Village is readily accessible, together with highly regarded local schooling, everyday amenities and useful transport links into Sutton Coldfield, Birmingham and the wider motorway network. Despite that accessibility, the property itself feels remarkably settled and secluded, making it particularly appealing to families looking for both connection and tranquillity.

The beautifully presented frontage immediately sets the tone, with an expansive gravel driveway providing generous off-road parking and leading towards the attractive traditional façade. Inside, however, is where this home really begins to distinguish itself.

At the heart of the property is the sensational open-plan lifestyle room; a sweeping, sociable and impeccably finished space designed around modern family life. Generous enough to accommodate kitchen, dining and relaxed living zones without any area feeling compromised, it creates exactly the kind of environment buyers increasingly search for but so rarely find executed this well. The kitchen itself is an absolute centrepiece. Deep black cabinetry creates a sophisticated contrast against the lighter work surfaces, while an enormous central island naturally becomes the focal point of the room. Incorporating the hob and integrated extractor, the island provides plentiful preparation space, informal seating and a wonderful place to gather while entertaining. A wine cooler adds another luxurious touch, while the remaining appliances are neatly integrated to preserve the kitchen's clean, seamless aesthetic. High-quality herringbone flooring flows throughout the space, bringing warmth and continuity while beautifully complementing the cabinetry. Expansive bi-folding doors then draw the eye directly towards the garden and create an almost effortless connection between inside and out; perfect for summer parties, family gatherings and long evenings with the doors thrown open. Alongside the principal lifestyle space is a fabulous separate formal lounge. Styled with a relaxed boho-chic influence, this is a much more intimate retreat and provides an important second reception area away from the main family hub. The ground floor is completed by a useful guest WC together with the partially converted garage, which now incorporates a practical laundry/utility room and adjoining storage space; another example of how thoughtfully the accommodation has been arranged for everyday family living.

Upstairs are three beautifully presented bedrooms. The principal bedroom is a genuine double room with an attractive bay window and a substantial range of fitted wardrobes, creating a calm and sophisticated main bedroom. Bedroom two is another excellent double, again benefitting from fitted wardrobes and offering superb proportions. The third bedroom is far removed from the box-room feel so often associated with three-bedroom homes, providing a fabulous children's bedroom, nursery, home office or guest room with plenty of usable floor space. And then there is the bathroom. Quite simply, it is outstanding. Finished with the same attention to detail seen throughout the rest of the house, the luxurious four-piece suite creates a genuine spa-like environment. A statement freestanding bathtub takes centre stage, complemented by a separate walk-in shower with rainfall fitting, contemporary WC and wash basin. Beautiful tiling, recessed illuminated shelving and carefully chosen fittings make this a room that feels genuinely special rather than merely functional.

Outside, the rear garden is another major selling point. Extending in excess of 100 feet, it provides an extraordinary amount of outdoor space for a home of this type. Immediately adjoining the house is a substantial patio, perfectly positioned for al fresco dining, entertaining and outdoor seating. Beyond this lies an expansive lawn bordered by established planting, creating a wonderful family garden with ample room for children to play, summer gatherings, pets and further landscaping if desired. The garden's considerable depth gives it a wonderfully private feel, while the combination of patio, lawn and planting creates distinct zones that can be enjoyed throughout the day. It is an outdoor space that genuinely complements the scale and quality of the accommodation inside.

From the sweeping open-plan kitchen and lifestyle room, sophisticated black cabinetry and herringbone flooring, through to the immaculate bedrooms, show-stopping bathroom and immense rear garden, this is a home in which the current owners have already done the hard work. Stylish without being impractical, contemporary without being clinical and finished to an exceptional standard throughout, Hemlingford Road represents genuine turnkey family living in one of Walmley's most popular residential locations. This really is a case of putting your belongings down, closing the front door and immediately feeling at home.



Room Measurements

Open Plan Lifestyle Room 21' 7" x 20' 8" (6.57m x 6.29m)

Toilet 5' 5" x 3' 6" (1.65m x 1.07m)

Laundry Room 10' 11" x 7' 1" (3.32m x 2.16m)

Living Room 12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom One 11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom Two 10' 10" x 9' 10" (3.30m x 2.99m)

Bedroom Three 11' 0" x 7' 5" (3.35m x 2.26m)

Bathroom 9' 6" x 8' 3" (2.89m x 2.51m)

Store 7' 1" x 3' 7" (2.16m x 1.09m)

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







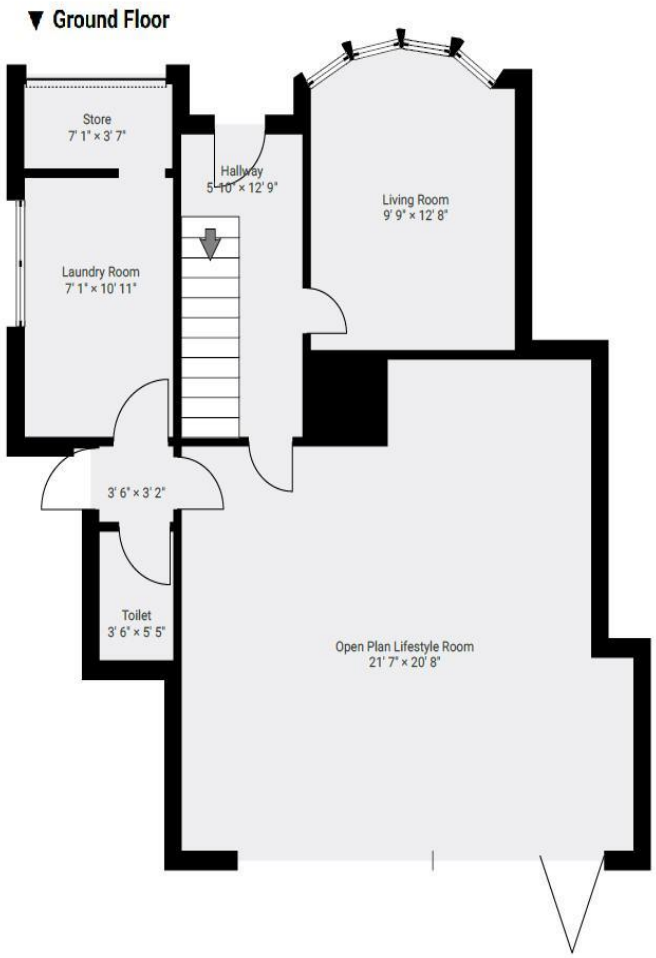


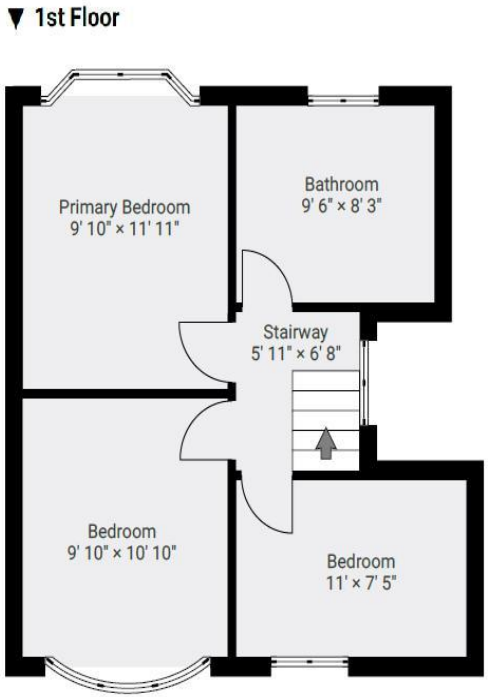




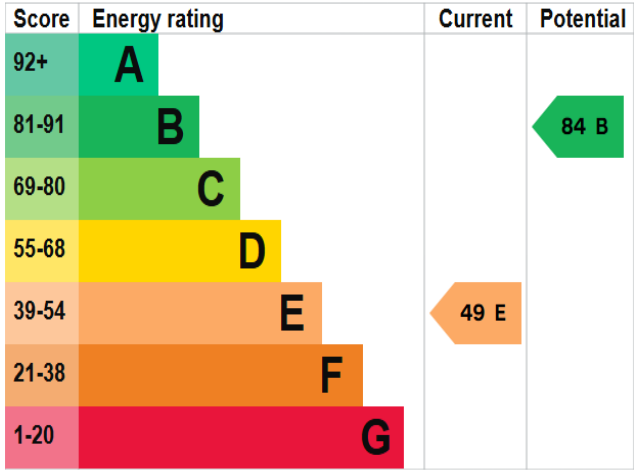
Floor Plan

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

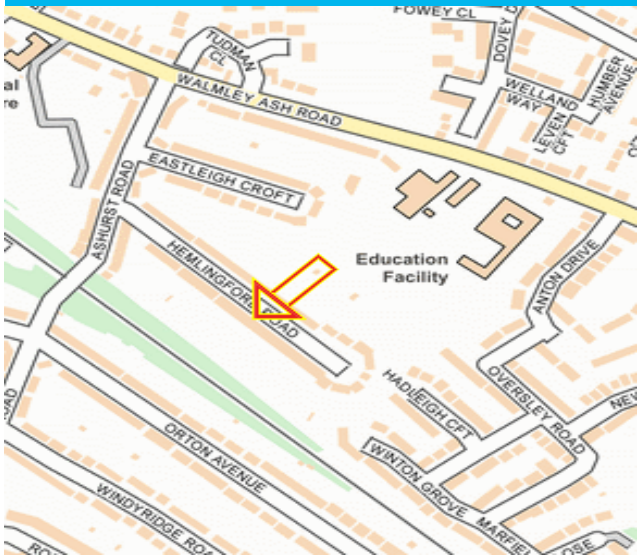




Energy Performance Rating



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: 28th October 2026

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