Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

Blakemore Drive,
Sutton Coldfield, B75 7RN

Offers in Excess of £425,000

Situated on the sought-after Blakemore Drive in Sutton Coldfield, this substantial four-bedroom detached family home offers an excellent amount of living space, perfectly suited to growing families seeking a well-balanced home within a highly regarded residential location.

The property is approached via a driveway providing off-road parking alongside access to a garage, offering useful additional storage and practicality for modern family life. Internally, a welcoming entrance hall leads through the accommodation.

To the front of the property is a spacious lounge, beautifully enhanced by a large bay window allowing for plenty of natural light and creating a warm, comfortable living environment. To the rear, the home opens into an impressive circa 24ft open plan kitchen dining room, forming the true heart of the property. Offering extensive space for both cooking and entertaining, this versatile area is ideal for busy family life, social occasions and day-to-day living alike. A convenient downstairs W/C completes the ground floor accommodation.

Upstairs, the property benefits from four well-proportioned bedrooms, providing plenty of flexibility for children, guests or home working requirements. The principal bedroom further enjoys its own en suite shower room, while the remaining bedrooms are serviced by a modern family bathroom.

Outside, the property enjoys a private rear garden, offering a secure and pleasant outdoor space for families to relax and enjoy throughout the year.

Blakemore Drive remains a highly desirable Sutton Coldfield address, popular with families thanks to its excellent access to local schools, nearby amenities, green spaces and convenient transport links.

Offering generous proportions throughout and excellent potential for long-term family living, viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

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 14' 3" x 12' 5" (4.34m x 3.78m)

Kitchen 10' 4" x 8' 11" (3.15m x 2.72m)

Dining Area 16' 1" x 10' 4" (4.90m x 3.15m)

Toilet

Bedroom One 18' 1" x 7' 11" (5.51m x 2.41m)

En-suite 7' 11" x 6' 0" (2.41m x 1.83m)

Bedroom Two 12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom Three 10' 0" x 8' 9" (3.05m x 2.66m)

Bedroom Four 9' 6" x 7' 4" (2.89m x 2.23m)

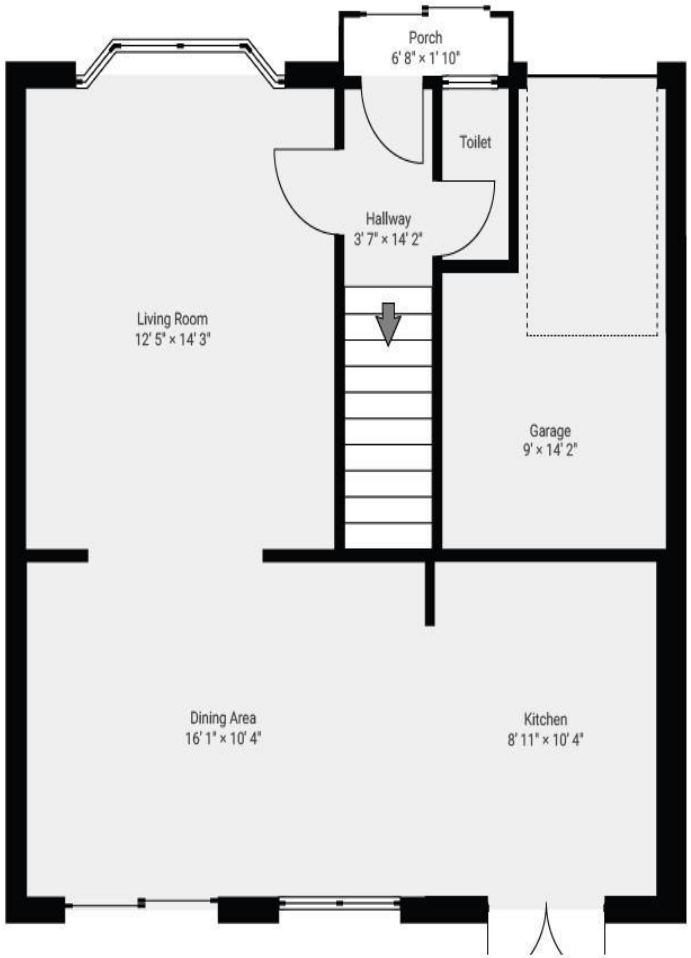
Bathroom 6' 5" x 6' 0" (1.95m x 1.83m)

Garage 14' 2" x 9' 0" (4.31m x 2.74m)

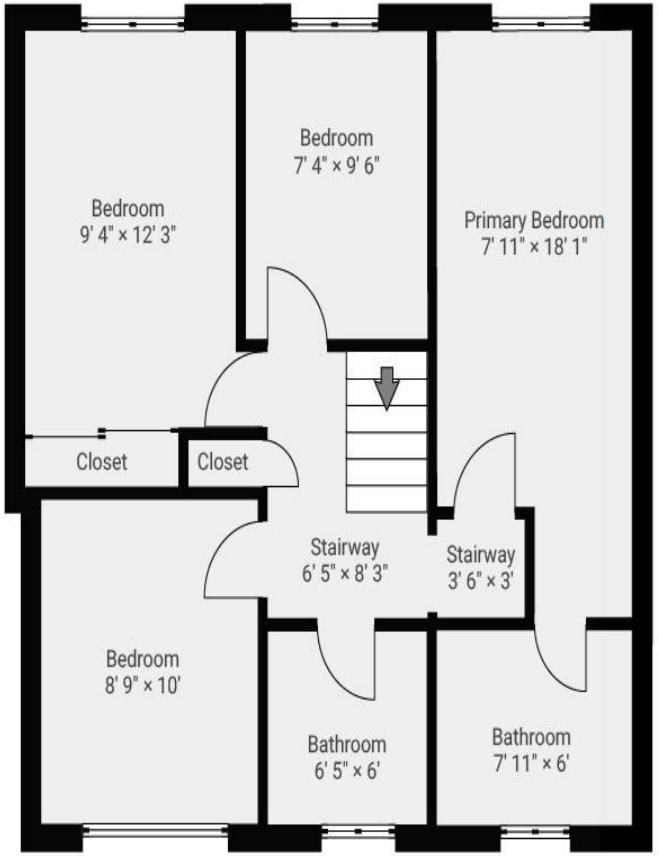
Floor Plan

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

▼ Ground Floor



▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	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: 1st June 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.