



Wyatt Road,
Sutton Coldfield, B75 7NH

Offers in Excess of £260,000

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Occupying a generous plot on Wyatt Road, this beautifully presented three-bedroom home offers stylish and considerably improved accommodation throughout, complete with driveway parking, a generous rear garden and the considerable advantage of no onward chain.

With an impressive kitchen/diner, spacious living accommodation and three well-proportioned bedrooms, this is an excellent opportunity for buyers looking for a home ready to enjoy from day one.

To the front, the property is approached via a gravelled driveway providing off-road parking, with gated access leading through to the rear garden. Internally, the accommodation has been finished in a smart, contemporary style. The spacious lounge is particularly inviting, featuring attractive herringbone-style flooring, recessed lighting and a tasteful feature wall. There is ample room for substantial seating, while glazed doors to the rear help draw natural light through the space and create an excellent connection with the garden. A real highlight is the generous fitted kitchen and dining room, which offers an extensive range of contemporary shaker-style units complemented by wood-effect work surfaces and tiled splashbacks. A substantial range-style cooker with statement extractor hood creates an attractive focal point, while the room provides plenty of space for a family dining table. The continuation of the herringbone flooring gives the ground floor a particularly cohesive and modern finish, with the kitchen arrangement also offering excellent storage and appliance space.

Upstairs are three bedrooms. The principal bedroom is a generous double with plenty of space for freestanding furniture, while the second bedroom is also particularly well proportioned and currently accommodates both a double bed and dedicated desk/gaming area. The third bedroom provides a useful and versatile additional room, currently arranged with extensive wardrobe storage but equally suited as a bedroom, nursery, dressing room or home office. The family bathroom is finished in a clean contemporary style with neutral tiling and comprises a panelled bath with shower over and glass screen, wash basin with useful fitted storage beneath, and heated towel rail.

Outside, the rear garden is a particularly generous feature, offering a large lawn enclosed by fencing and mature trees beyond. A substantial raised composite deck provides an excellent space for outdoor furniture, barbecues and entertaining, while the remainder of the garden offers plenty of scope for children, pets or further landscaping.

With no onward chain, off-road parking, three bedrooms, a superb kitchen/diner and a generous garden, Wyatt Road represents a fantastic opportunity for first-time buyers, couples and families alike. Early viewing is highly recommended.





Property Specification

NO ONWARD CHAIN
THREE BEDROOM FAMILY HOME
GENEROUS GRAVELLED DRIVEWAY
SPACIOUS & STYLISH LOUNGE
IMPRESSIVE KITCHEN / DINER

Living Room 18' 10" x 11' 10" (5.74m x 3.60m)

Kitchen 18' 11" x 11' 1" (5.76m x 3.38m)

Sunroom 6' 11" x 6' 0" (2.11m x 1.83m)

Bedroom One 12' 7" x 11' 0" (3.83m x 3.35m)

Bedroom Two 11' 10" x 10' 7" (3.60m x 3.22m)

Bedroom Three 8' 11" x 7' 5" (2.72m x 2.26m)

Bathroom 5' 5" x 5' 2" (1.65m x 1.57m)

Toilet

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: 11th August 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.

Viewer's Note:

Services connected: Electric, gas, water & drainage

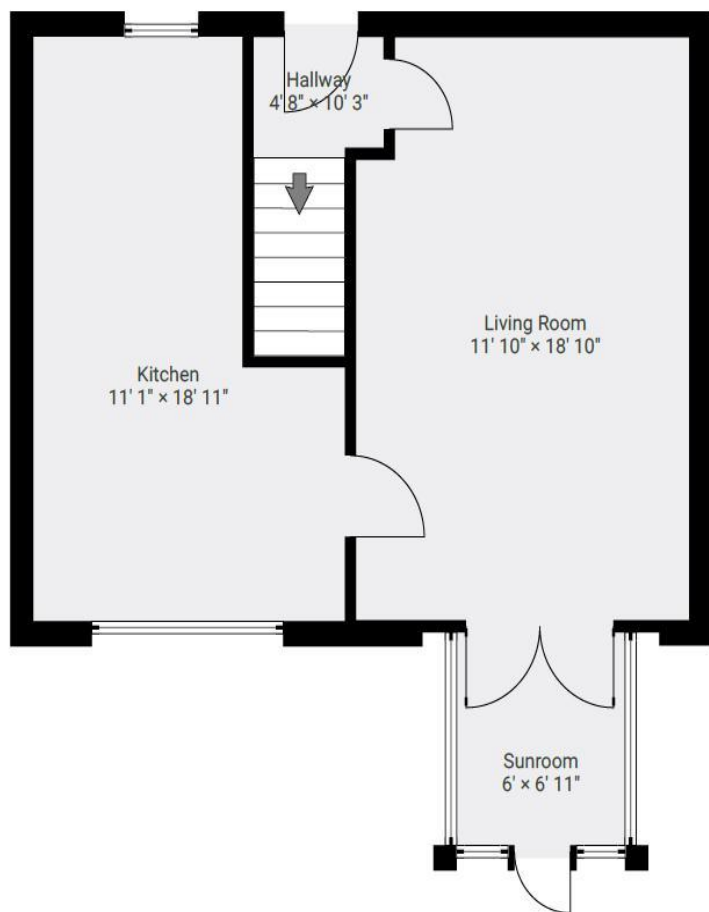
Council tax band: B

Tenure: Freehold

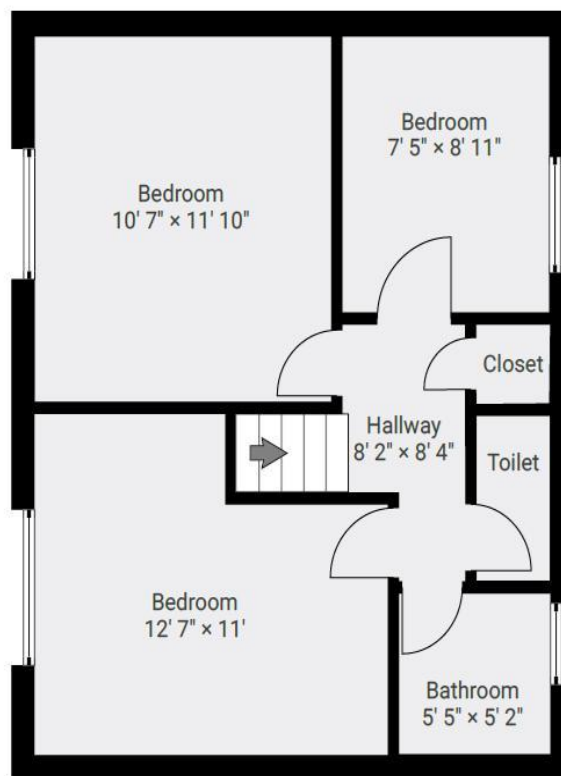
Floor Plan

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

▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

