



Walmley Ash Road,
Sutton Coldfield, B76 1JB

Offers in Excess of £350,000

Positioned on the ever-popular Walmley Ash Road, this extended semi-detached family home offers a superb blend of space, versatility, and future potential, making it an ideal long-term move for growing families.

From the outset, the property benefits from a generous driveway, providing ample off-road parking and a strong first impression.

Internally, the home is deceptively spacious, with a layout designed for both everyday living and flexibility. The front living room, enhanced by a bay window, creates a warm and inviting space, whilst the separate dining room offers the perfect setting for entertaining or family meals. To the rear, the property opens into a substantial kitchen, providing excellent worktop space, storage, and room for informal dining. This area naturally connects to the garden and offers clear scope for further modernisation or reconfiguration into a more open-plan kitchen/lifestyle space if desired. A particularly valuable addition to the ground floor is the separate study, ideal for home working, alongside a conservatory that provides additional reception space and overlooks the rear garden.

Upstairs, the property continues to deliver with three well-proportioned bedrooms, including a generous principal bedroom, all serviced by a modern family bathroom.

Externally, the home truly comes into its own. The rear garden is a fantastic size, offering a high degree of privacy and a perfect balance of lawn and planting—ideal for families, entertaining, or simply enjoying outdoor space. There is clear potential for landscaping or extending (subject to planning), allowing buyers to further maximise the plot.

Located within easy reach of Walmley Village, the property benefits from a range of local amenities, well-connected transport links, and access to surrounding areas including Sutton Coldfield and Birmingham.

A spacious, well-located home with excellent versatility and long-term potential—early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, water, electric & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Living Room 17' 3" x 10' 7" (5.27m x 3.23m)

Dining Room 10' 7" x 9' 0" (3.23m x 2.74m)

Kitchen 13' 2" x 7' 6" (4.02m x 2.28m)

Study 14' 7" x 7' 3" (4.45m x 2.21m)

Conservatory 7' 2" x 6' 6" (2.19m x 1.99m)

Toilet

Bedroom One 14' 1" x 10' 9" (4.29m x 3.27m)

Bedroom Two 12' 6" x 10' 8" (3.80m x 3.26m)

Bedroom Three 12' 7" x 7' 7" (3.83m x 2.32m)

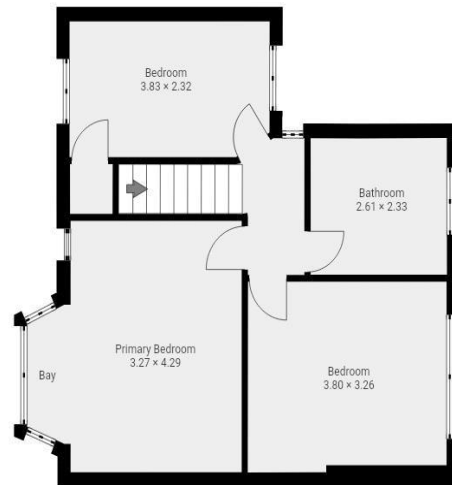
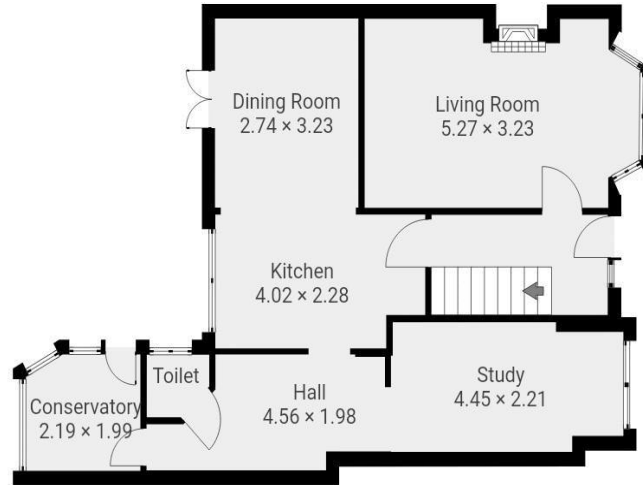
Bathroom 8' 7" x 7' 8" (2.61m x 2.33m)





Floor Plan

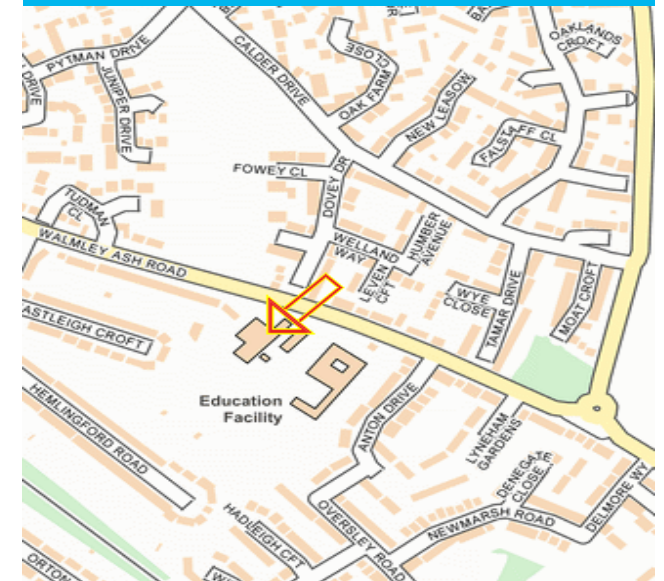
This floor plan is not drawn to scale and is for illustration purposes only

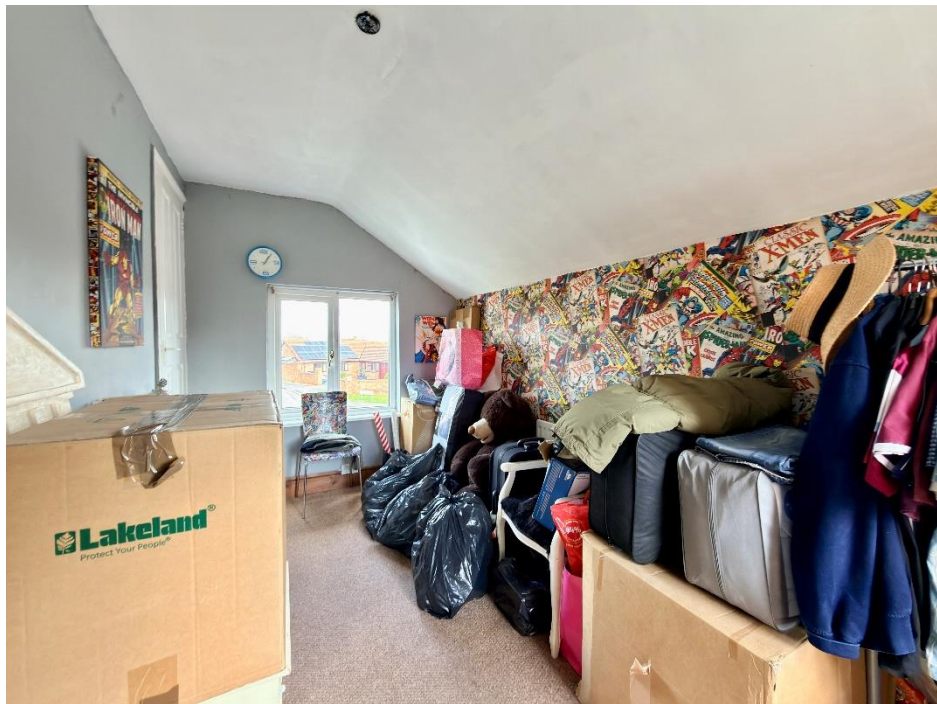


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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: 13th April 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.