



Moreland Croft, Minworth  
Sutton Coldfield, B76 1XZ

**Offers Over £350,000**

Occupying an exceptional corner plot position at the head of a quiet cul-de-sac, this three-bedroom semi-detached home presents a rare opportunity to acquire one of the most generously positioned properties of its type within the area. Tucked away from passing traffic and enjoying an enviable degree of privacy, the property benefits from extensive wrap-around gardens, substantial driveway parking, side access, and exciting scope for future extension or development, subject to the necessary planning permissions.

The property is approached via a sweeping block-paved driveway providing ample off-road parking for multiple vehicles, whilst its corner position creates an immediate sense of space and separation from neighbouring homes. Side gates offer secure access to the rear gardens and further enhance the practicality of the plot. Internally, the accommodation is well-proportioned and thoughtfully arranged.

A welcoming entrance hall leads through to a spacious lounge positioned to the front elevation, enjoying a pleasant outlook across the frontage and offering an excellent reception space for everyday living. To the rear, the heart of the home is undoubtedly the open-plan kitchen diner. Fitted with a range of units and ample workspace, this sociable room provides generous space for dining and entertaining, whilst sliding doors open directly into the conservatory. Flooded with natural light and enjoying uninterrupted views of the gardens, the conservatory offers a versatile additional reception area that could be utilised as a sitting room, garden room, home office or playroom.

To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation for families, professionals or those requiring additional workspace. These are served by a family bathroom fitted with a contemporary suite. Bedroom one has the added benefit of a walk-in wardrobe providing ample storage space.

Externally, the property truly comes into its own. The gardens wrap around the side and rear of the house, creating a wonderful sense of openness rarely found with modern homes. A substantial paved terrace immediately adjoining the property provides the ideal space for outdoor dining and entertaining, whilst steps rise to an elevated lawn framed by mature trees and established planting. The result is a private, secluded setting that feels remarkably detached from its surroundings. The sheer scale and configuration of the plot provide exciting potential for future extension, whether that be to the side, rear or both, subject to obtaining the relevant planning consents.

Offered to the market with no onward chain, this is a superb opportunity to secure a family home with tremendous potential in a sought-after Minworth location. Homes with plots of this nature are seldom available, making early inspection highly recommended.

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](mailto:Walmley@paulcarrestateagents.co.uk)



### Room Measurements

Living Room 15' 6" x 11' 2" (4.72m x 3.40m)

Kitchen 14' 5" x 10' 10" (4.39m x 3.30m)

Conservatory 14' 5" x 13' 3" (4.39m x 4.04m)

Bedroom One 15' 1" x 8' 5" (4.59m x 2.56m)

Bedroom Two 10' 9" x 8' 5" (3.27m x 2.56m)

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

Bathroom 7' 5" x 6' 5" (2.26m x 1.95m)

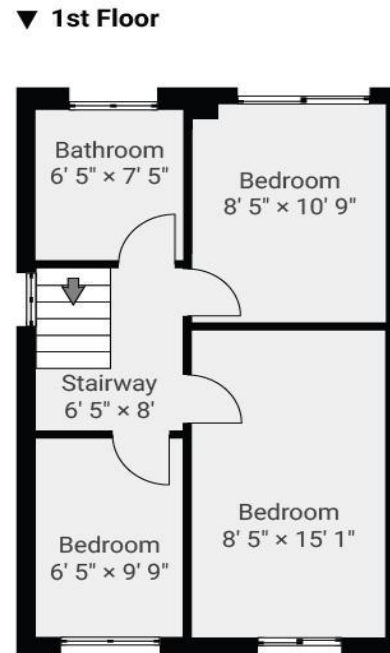
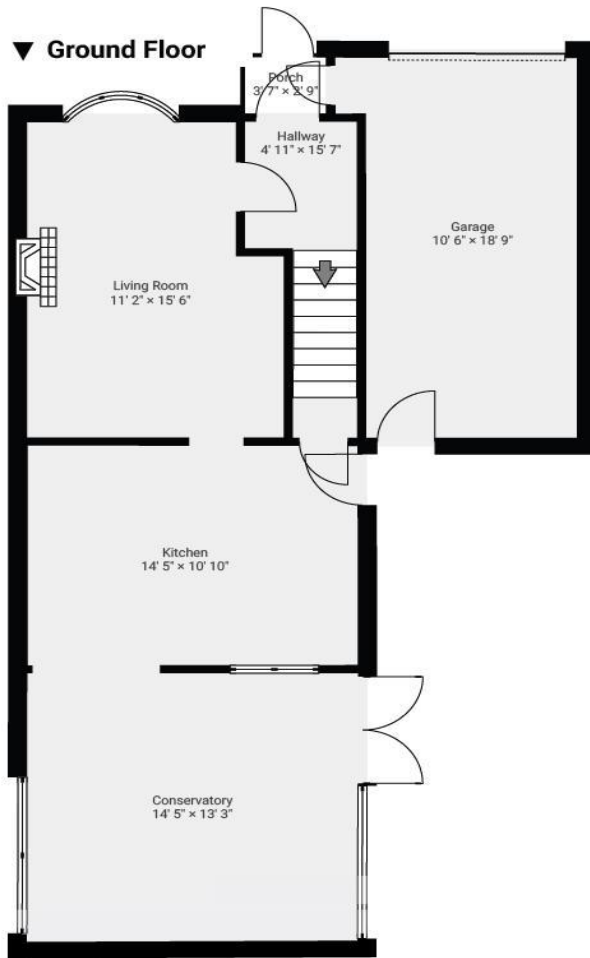
Garage 18' 9" x 10' 6" (5.71m x 3.20m)





# Floor Plan

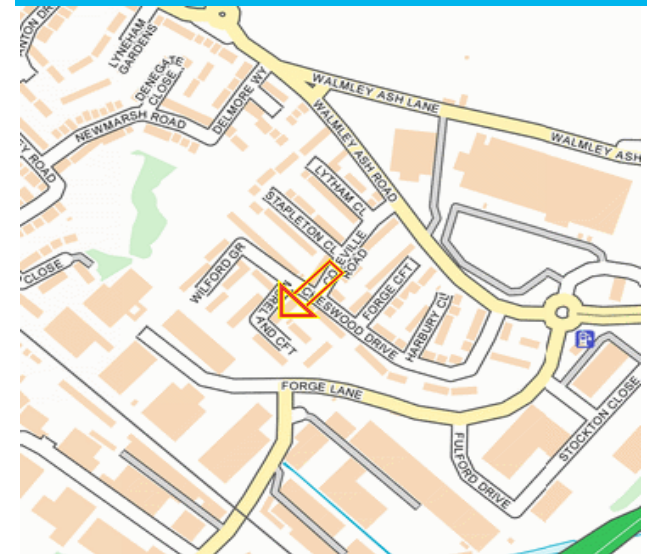
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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: 15th 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 £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.