



Hilary Drive,
Sutton Coldfield, B76 2SW

Offers in Excess of £290,000

Occupying a pleasant cul-de-sac position within a popular and well-established residential location, this beautifully presented three-bedroom semi-detached home offers an ideal opportunity for families and first-time buyers alike. Conveniently situated close to a range of local schools, shops and everyday amenities, the property also benefits from excellent transport links into Sutton Coldfield Town Centre, Birmingham City Centre and the surrounding motorway network.

Set back behind a neat fore garden, the property is approached via a driveway providing off-road parking for multiple vehicles alongside access to the garage.

Internally, a welcoming entrance porch leads through into the reception hallway, giving access to the principal ground floor accommodation and staircase rising to the first floor. To the front of the property sits a stylish and comprehensively refitted breakfast kitchen, featuring a range of contemporary high-gloss wall and base units, integrated appliances, fitted breakfast bar and useful under stairs storage, creating a practical yet modern everyday space. To the rear, the property opens into a spacious through lounge/dining room, ideal for both relaxing and entertaining. The room benefits from excellent natural light via French doors opening onto the rear garden, whilst also offering flexibility for family dining and home working requirements.

Upstairs, the property boasts three well-proportioned bedrooms, including an excellent principal bedroom complete with fitted wardrobes and bedroom furniture. The remaining bedrooms provide versatile accommodation for children, guests or home office use. The family bathroom has been attractively appointed with a contemporary four-piece suite incorporating a panelled bath, separate shower over, vanity storage and modern tiling throughout.

Externally, the property continues to impress with a pleasant enclosed rear garden featuring a paved patio area leading onto a lawned garden with mature borders — perfect for families, entertaining or enjoying the warmer months.

Offering spacious accommodation in a highly convenient location, early viewing is highly recommended to fully appreciate all this superb home has to offer.

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



Room Measurements

Kitchen 11' 7" x 6' 7" (3.53m x 2.01m)

Lounge/Diner 18' 7" x 11' 8" (5.66m x 3.55m)

Bedroom One 12' 3" x 8' 11" (3.73m x 2.72m)

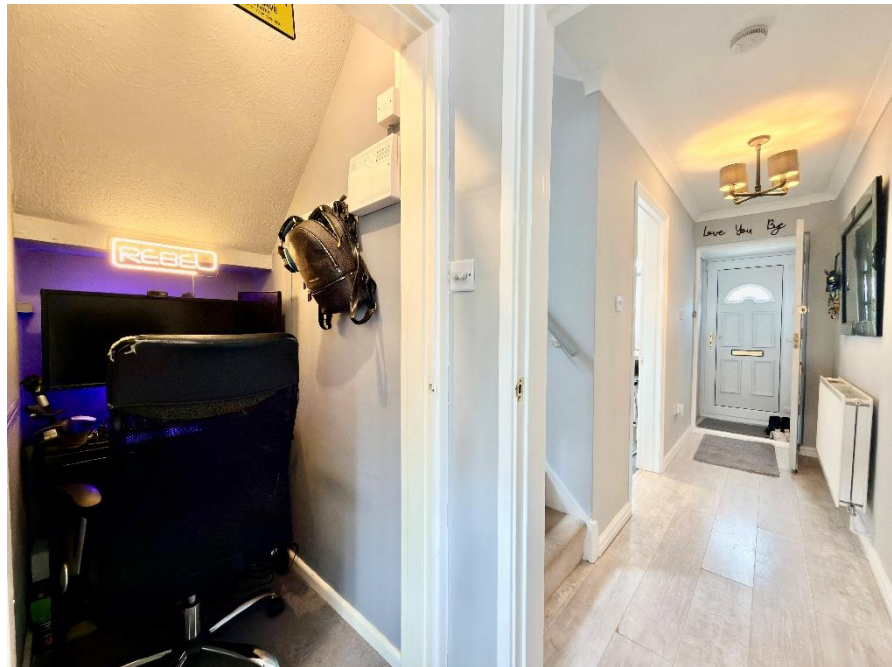
Bedroom Two 12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom Three 9' 1" x 8' 9" (2.77m x 2.66m)

Bathroom 9' 0" x 9' 0" (2.74m x 2.74m)

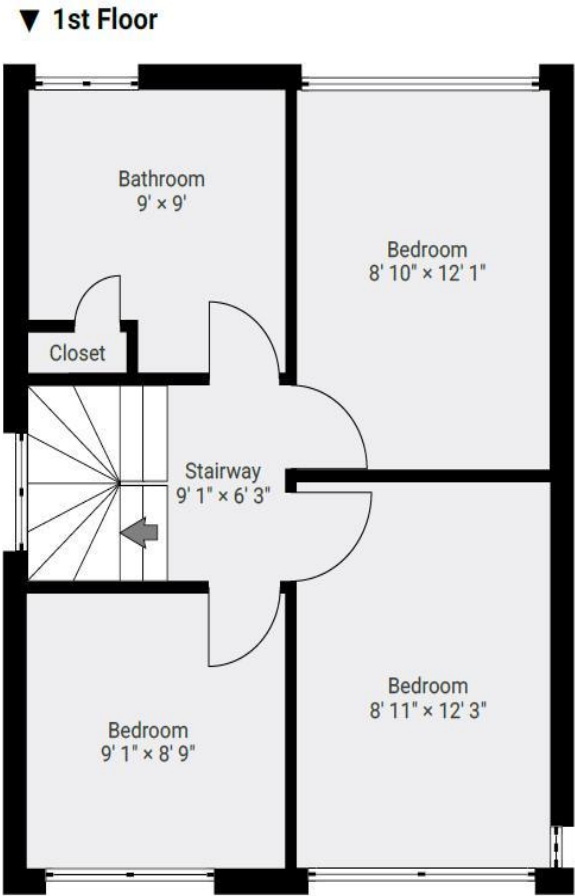
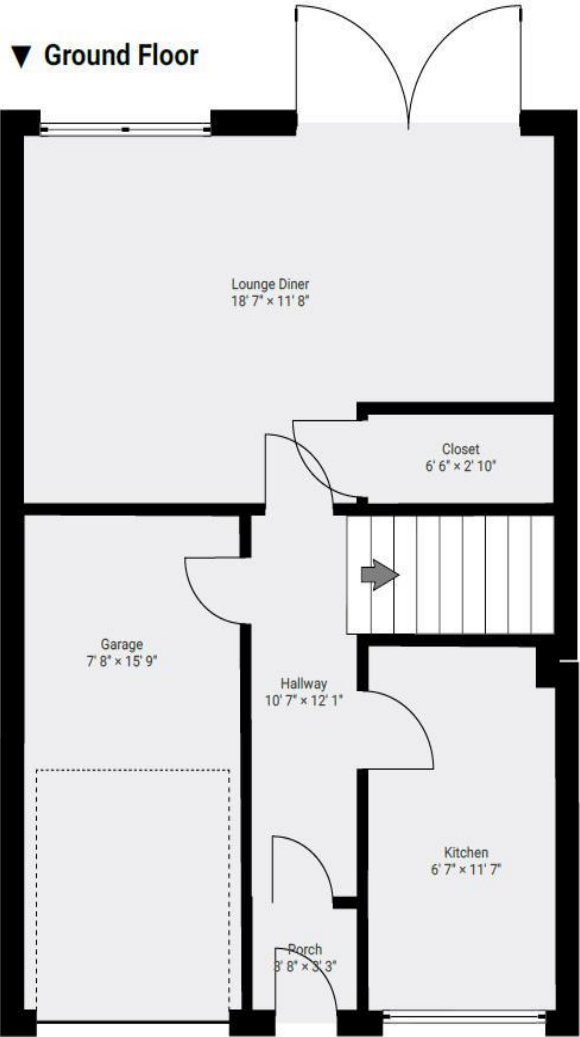
Garage 15' 9" x 7' 8" (4.80m x 2.34m)





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		81 B
69-80	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: 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 £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.