



Ullenhall Road,
Sutton Coldfield, B76 2QG

Offers in Excess of £600,000

Set on a commanding corner plot position, this substantially extended five double bedroom detached residence is without question one of the largest and most impressive homes on the road—offering exceptional internal space, versatility, and a warm, inviting country farmhouse-inspired finish throughout. From the moment you step inside, the home sets the tone with a beautifully presented panelled entrance hallway, creating an immediate sense of character and quality.

The ground floor has been thoughtfully arranged for both everyday family living and entertaining, with a separate formal dining room flowing seamlessly through French doors into a stunning, expansive living room, complete with a focal point fireplace and patio doors opening directly onto the rear garden—perfect for hosting or relaxing. The fitted kitchen offers a practical and stylish space, complemented by a separate laundry room and cloakroom/WC, enhancing functionality for busy households. In addition, a highly versatile multifunctional room provides the ideal setting for a home office, playroom, or games room—tailored entirely to modern living needs. Further benefits include integral garage storage.

Upstairs, the property continues to impress with five genuine double bedrooms, a rare find in this location. The standout feature is the luxurious principal suite, offering a private retreat with its own en suite shower room, dedicated dressing/study area, and a balcony overlooking the rear garden—a perfect spot for morning coffee or evening unwinding.

Externally, the home enjoys a generous plot with a well-proportioned rear garden and ample frontage, reinforcing its sense of space and prominence within the street.

Ideally positioned just off Walmley Road, the property benefits from excellent access to a range of local amenities, shops, and transport links, making it perfectly suited for families seeking both space and convenience.

A rare opportunity to acquire a truly substantial, versatile family home in one of the area's most desirable residential pockets.

BUYERS: 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.



Living Room 15' 1" x 14' 10" (4.61m x 4.52m)
Dining Room 11' 11" x 11' 11" (3.64m x 3.63m)
Kitchen 10' 11" x 10' 10" (3.34m x 3.31m)
Laundry Room 15' 0" x 7' 9" (4.56m x 2.37m)
Multifunctional Room 15' 1" x 10' 11" (4.60m x 3.32m)
Toilet 7' 9" x 4' 4" (2.37m x 1.32m)
Primary Bedroom 11' 6" x 10' 10" (3.50m x 3.31m)
Bathroom 7' 9" x 5' 4" (2.37m x 1.63m)
Home Office 12' 2" x 11' 6" (3.72m x 3.50m)
Balcony 11' 6" x 3' 8" (3.51m x 1.13m)
Bedroom 11' 6" x 11' 2" (3.51m x 3.41m)
Bedroom 14' 8" x 12' 8" (4.46m x 3.86m)
Bedroom 12' 8" x 11' 3" (3.86m x 3.44m)
Bedroom 11' 1" x 9' 11" (3.39m x 3.02m)
Bathroom 8' 3" x 6' 10" (2.51m x 2.09m)
Garage 14' 5" x 10' 11" (4.40m x 3.32m)

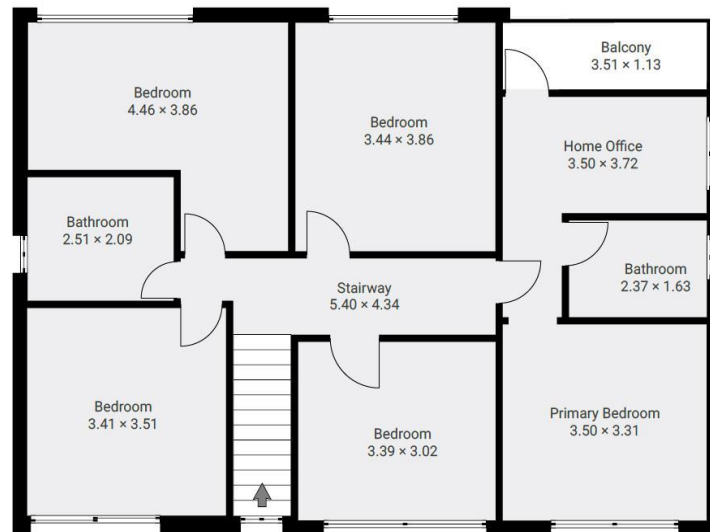
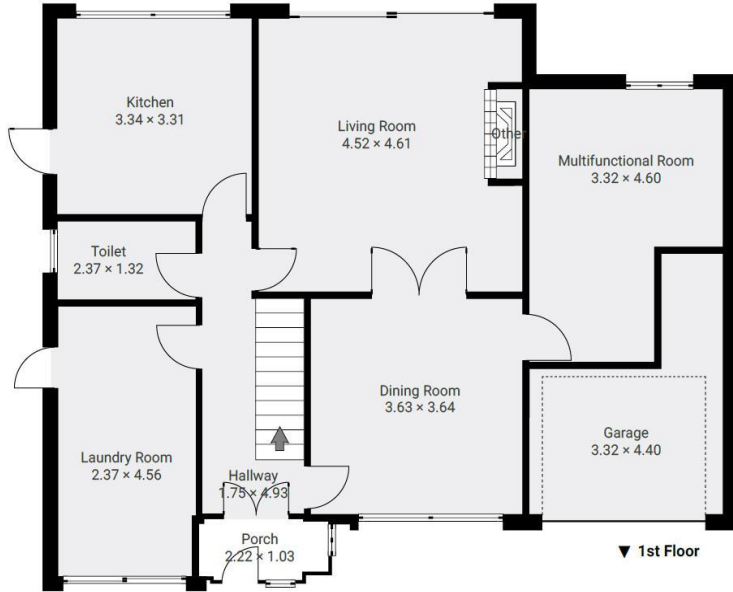




Floor Plan

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

▼ Ground Floor

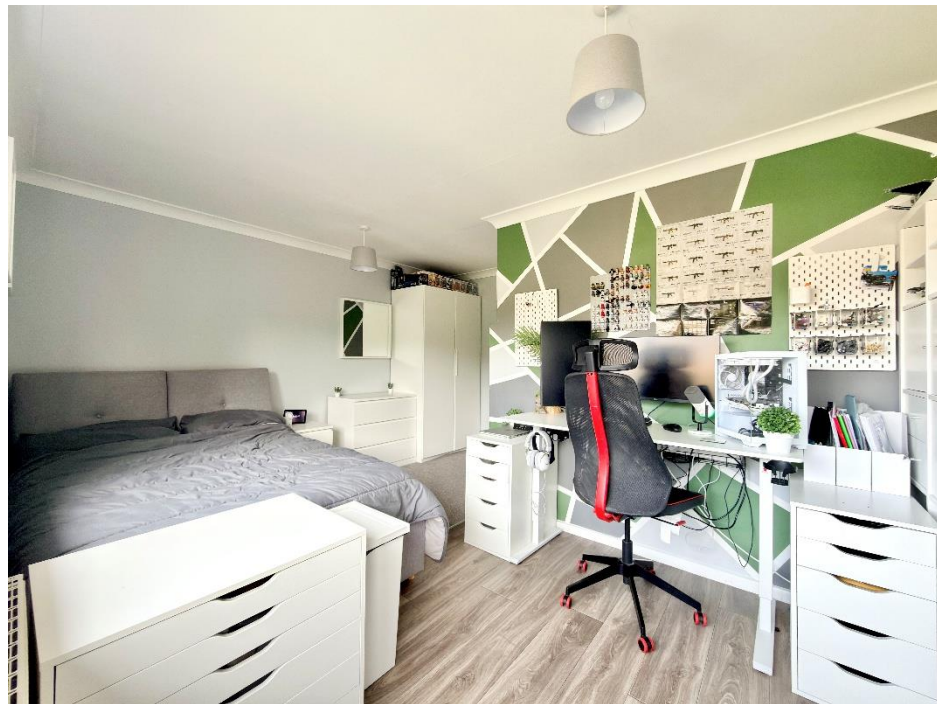


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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: 10th April 2026

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