



chosen

Western Road, Sutton Coldfield, B73 5SS

Offers Over £700,000

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A Beautiful Victorian Home

This exquisite Victorian semi-detached home, dating from 1880 and set in the heart of Boldmere, offers four bedrooms arranged over three floors and beautifully blends period elegance with contemporary design.

Meticulously restored by the current owners, the property retains a wealth of original features including high ceilings, decorative cornicing, sash windows, fireplaces, original doors, and an impressive staircase, all complemented by tasteful modern upgrades.

Occupying a desirable residential road, the home also benefits from off-street parking for up to three vehicles. A welcoming entrance hall immediately highlights the generous proportions and timeless charm that continue throughout the accommodation.

Elegant Reception Rooms

To the front, the elegant lounge is filled with daylight from a large sash window and centred around a Victorian tiled fireplace, complemented by high ceilings, refined panelling, and tasteful décor. A second reception room offers a cosy retreat with a log-burning stove, bespoke fitted cabinetry, and original detailing, with double doors opening directly onto the rear decking.

The converted basement provides valuable additional accommodation, complete with a WC and humidity-controlled ventilation system, currently used as a treatment room but equally suited to a home office, studio, or snug.

The Heart of the Home

At the rear lies the stunning open-plan kitchen and dining room, the true heart of the home. A striking roof lantern floods the space with natural light, while expansive bi-fold doors open fully onto the decking and contemporary fenced garden area, creating a seamless flow between indoor and outdoor living.

Beautifully appointed, the kitchen features generous work surfaces,





- Beautifully restored Victorian semi-detached home dating from 1880
- Stunning open-plan kitchen, dining, and family space
- Versatile converted basement with WC
- Private top-floor suite with en-suite bathroom
- Detached gym/home office with electricity and Wi-Fi
- Four bedrooms arranged over three floors
- Two elegant reception rooms with original period features
- Luxurious family bathroom with high-spec finishes
- Mature rear garden with decking, patio, and lawn
- Prime Boldmere location close to Sutton Park, train stations, amenities, and sought-after schools.



6/106, 7:57 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
64, Western Road SUTTON COLDFIELD B73 9SS	Energy rating D	Valid until 9 August 2033
Property type Semi-detached house		Certificate number 0368-2063-6228-6030-4290
Total floor area 158 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

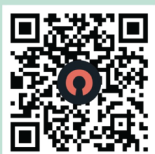
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		



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