



While Road,
Sutton Coldfield, B72 1ND

Offers in the Region Of £545,000

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Exquisitely presented throughout and an opportunity not to be missed, this most beautiful contemporarily appointed family home offers arterial access to Sutton Coldfield and Birmingham centres and is within short distance of local primary and secondary schools, additionally it provides access to a range of local amenities to include shops, stores and supermarkets.

This outstanding property boasts entrance via a vestibule and inner hallway offering an exquisitely presented original 'Minton' tiled floor with cellar access off. A front sitting room overlooks the fore garden with to the rear an open plan formal dining room. Leading separately off the hallway is a most luxuriously appointed open plan breakfast kitchen with a range of kitchen fitments with magnificent aspect and access to the most magnificent rear gardens, a separate utility/laundry room is also provided with a yet further access point to the delightful rear gardens.

To the first floor are three excellent bedrooms and a beautifully appointed family bathroom featuring a fitted white suite.

The second-floor elevation further offers a spacious double bedroom suite with elevated views and has a separate bathroom with shower suite leading off the second-floor landing.

To the rear are thoughtfully presented family friendly gardens which comprises patio seating areas and lawned garden ideal for summer entertainment - a sheer delight to view.

To the frontage is off road parking with an external EV charging point. This home is bound to attract interest, and viewing is strictly by appointment and via Paul Carr Boldmere is highly recommended for proceedable purchasers only.

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.





Property Specification

A STUNNING PERIOD SEMI DETACHED IN CONVENIENT LOCATION SITED WITHIN EASY WALKING DISTANCE OF SUTTON TOWN CENTRE
 LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND
 LOCAL PRIMARY AND SECONDARY SCHOOLING TO INCLUDE 'PLANTSBROOK' WITHIN SHORT DISTANCE
 BEAUTIFULLY RESTORED 'MINTON TILE' FLOOR TO THE ENTRANCE VESTIBULE/HALLWAY WITH STORAGE CELLAR OFF
 FLOOR FRONT FACING BRIGHT AND SPACIOUS LOUNGE WITH REAR OPEN PLAN DINING ROOM LEADING OFF

Entrance Hall
Lounge 4.04m (13'3") x 3.59m (11'9")
Dining Room 3.91m (12'10") x 3.21m (10'6")
Kitchen 6.67m (21'10") x 2.88m (9'5")
Utility 2.81m (9'3") x 2.60m (8'7")
WC
Porch

Bedroom 1 5.34m (17'6") x 3.67m (12')
Bedroom 2 3.93m (12'11") x 3.46m (11'4")
Bedroom 3 2.86m (9'5") x 2.41m (7'11")
Bathroom

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: 3rd February 2026

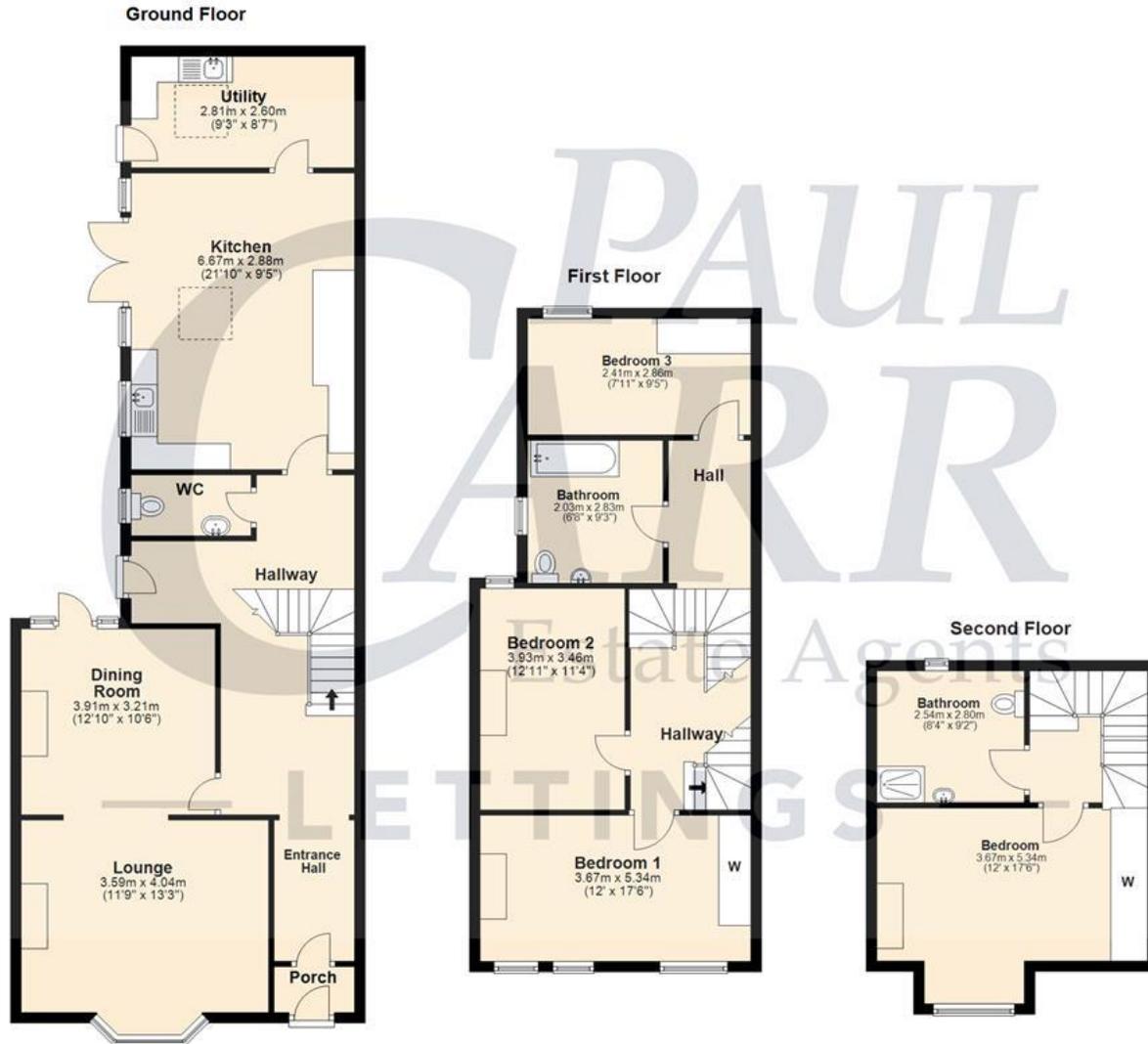
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Viewer's Note:

Services connected: ALL
 Council tax band: D
 Tenure: Freehold
 Restrictions: N/A
 Other Charges: YES

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

