



Ashfern Drive,  
Sutton Coldfield, B76 1JD

Offers in Excess of £450,000

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A beautifully positioned and rarely available detached family home, nestled within a highly regarded cul-de-sac on Ashfern Drive, just a short stroll from the heart of Walmley Village. Offered for sale with no onward chain, this is a home that combines space, light and location in equal measure. Occupying a particularly attractive setting within this peaceful residential enclave, the property immediately impresses with its kerb appeal and sense of privacy. Inside, the accommodation is thoughtfully laid out and exceptionally well presented, offering generous and versatile living space ideal for modern family life. The ground floor is centred around a spacious and welcoming living room, filled with natural light and perfect for both everyday relaxation and entertaining. This flows seamlessly into a formal dining room, creating an ideal social hub, while the adjoining conservatory provides a tranquil additional reception space overlooking the rear garden – perfect as a garden room, reading space or summer sitting room. The kitchen is well proportioned and well equipped, with ample storage and workspace, and offers excellent potential for those looking to personalise or reimagine the space. A ground floor cloakroom/WC adds further practicality. To the first floor, the property offers a well-balanced bedroom arrangement, including a generous principal bedroom alongside further double and single bedrooms, all served by a family bathroom. The layout lends itself perfectly to families, downsizers and professionals alike. Externally, the rear garden is a real highlight – private, well maintained and ideal for outdoor dining, gardening or simply enjoying the peaceful surroundings. A driveway and garage provide excellent off-road parking and storage. Ashfern Drive is one of Walmley’s most sought-after cul-de-sacs, prized for its quiet setting while being just a stone’s throw from Walmley Village. The village offers an excellent range of independent shops, cafés, restaurants, and everyday amenities, along with well-regarded schools, local parks and excellent transport links into Sutton Coldfield, Birmingham city centre and beyond. Homes in this position are rarely available, particularly with no onward chain, making this a truly special opportunity for buyers seeking location, lifestyle and long-term appeal. Early viewing is highly recommended to fully appreciate the setting, space and exceptional convenience this home offers.





## Property Specification

DETACHED FAMILY HOME  
SOLD WITH NO ONWARD CHAIN  
COVETED CUL DE SAC POSITIONING  
FOUR BEDROOMS  
EXTENSIVE DRIVEWAY PARKING

Conservatory 9' 8" x 10' 1" (2.94m x 3.07m)

Dining Room 13' 10" x 8' 7" (4.21m x 2.61m)

Living Room 11' 0" x 16' 0" (3.35m x 4.87m)

Kitchen 10' 7" x 10' 7" (3.22m x 3.22m)

Toilet 4' 10" x 4' 4" (1.47m x 1.32m)

Garage 22' 1" x 8' 1" (6.73m x 2.46m)

Primary Bedroom 11' 4" x 10' 9" (3.45m x 3.27m)

Bedroom 8' 7" x 7' 10" (2.61m x 2.39m)

Bathroom 5' 3" x 6' 6" (1.60m x 1.98m)

Bedroom 9' 9" x 7' 4" (2.97m x 2.23m)

Bedroom 10' 2" x 10' 11" (3.10m x 3.32m)

### 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: 28th January 2026

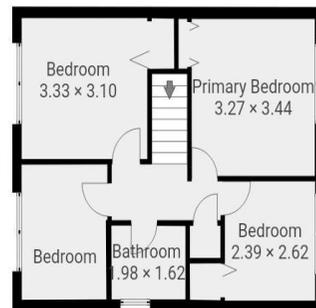
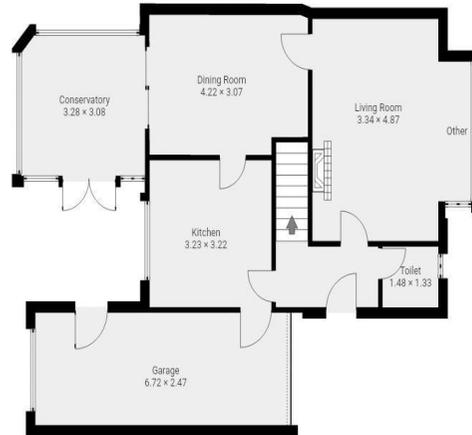
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Other Charges:

# Floor Plan

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



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# Energy Efficiency Rating

# Map Location

