332 SUTTON ROAD
WALSALL
WS5 3BB

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This attractive and substantially improved three-bedroom semi-detached family home enjoys a desirable residential setting in a highly sought-after location. Conveniently positioned for a range of local amenities, highly regarded schooling and excellent transport links, the property provides spacious and well-appointed accommodation throughout, ideally suited to modern family living.

The ground floor accommodation comprises an entrance hall leading through to the lounge area, dining area, kitchen, and conservatory, with a staircase rising to the first floor.

The first floor features a landing providing access to the principal bedroom, bedroom number two, a dressing room which can be easily converted back to a third bedroom, and the family bathroom.

Externally, the property benefits from a curved driveway, lawned area, garage, rear garden patio, garden lawn, and a useful storage shed.

EPC Rating: D

Approximate total floor area: 1244 Sq. ft or 115.73 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## Situation

The property enjoys a prime position along Sutton Road in one of Walsall's most desirable residential locations, conveniently placed between Sutton Coldfield and Walsall. The area combines excellent local amenities with superb transport links, making it ideal for both family life and commuting.

Nearby Aldridge also offers an attractive village centre with everyday shopping, schools, and leisure amenities. Sutton Coldfield town centre offers a comprehensive range of shops, cafés, and restaurants within the Gracechurch Shopping Centre. Mere Green provides further convenience with M&S, Sainsbury's, and the stylish Mulberry Walk development, home to a wide variety of restaurants, bars, and independent eateries.

For outdoor recreation, residents are spoilt for choice. Sutton Park, one of Europe's largest urban parks and a designated Site of Special Scientific Interest, offers over 2,400 acres of lakes, woodland, golf, and walking trails. In addition, Walsall Arboretum provides beautiful landscaped grounds and year-round activities, while Barr Beacon offers panoramic views across the Midlands.

Families are well served by a strong selection of local schooling, including highly regarded private options in Walsall such as Queen Mary's Grammar School, Mayfield Preparatory School, and Hydesville Tower School, together with a range of excellent state schools in the wider area.

The property is also exceptionally well connected, with the nearby M6 and M5 motorways offering easy access to Birmingham, the wider West Midlands, and beyond. Local rail links from Sutton Coldfield, Wylde Green, and Walsall stations provide direct services into Birmingham New Street and Lichfield, making this a highly accessible and desirable location.

## Description of Property

This beautifully presented home offers stylish and versatile accommodation arranged over two floors, combining contemporary finishes with practical family living.

Upon entering the property, the welcoming entrance hall leads through to a spacious lounge featuring attractive bow bay windows and a log burner fireplace, creating a warm and inviting focal point. The open plan dining area benefits from French doors opening directly onto the rear garden terrace, providing an ideal setting for both everyday living and entertaining. The recently renovated kitchen is thoughtfully designed with integrated appliances and an abundance of cabinetry for storage, together with access to the conservatory. The conservatory enjoys pleasant views over the garden and features a door opening onto the rear patio area. A staircase rises to the first-floor accommodation.

The first-floor landing gives access to the principal bedroom, positioned to the front of the property and complemented by a generous walk-in dressing room fitted with built-in wardrobes and front-facing windows. The dressing room offers flexibility and could alternatively be utilised as bedroom three, subject to individual requirements. Bedroom two enjoys views over the rear garden and also benefits from built-in wardrobes. Completing the accommodation is a beautifully appointed family bathroom featuring a freestanding bathtub with floor-mounted brushed gold swan-neck mixer tap, separate quadrant shower enclosure with matt black framing and sliding glass doors, together with a contemporary vanity unit incorporating oval countertop vessel sinks.

Externally, the property is approached via a curved driveway with adjacent lawned area leading to the garage. To the rear, the enclosed garden enjoys a patio terrace, lawned garden, and useful storage shed, offering an excellent outdoor space for relaxation and entertaining.

## Distances

- Sutton Coldfield town centre 5.5 miles
- Birmingham 9.2 miles
- Lichfield 10 miles
- Birmingham International/NEC 16.3 miles
- M6 (J6) 8.9 miles

(Distances approximate)
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## Directions from Aston Knowles

From the agents High Street office, head towards Four Oaks. At the roundabout at Four Oaks Station, continue straight onto Four Oaks Road. Take a slight left onto Streetly Lane and at the next roundabout take the first exit onto Thornhill Road. Turn right onto Foley Road East then at the roundabout take the second exit onto Beacon Hill. Take a sharp left onto Sutton Road.

## Terms

Tenure: Freehold
Local authority: Walsall Council 01922 650000
Tax band: F
Average area Broadband speed: 500 Mbs

## Services

We understand that mains drainage, water, & electricity are connected.

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

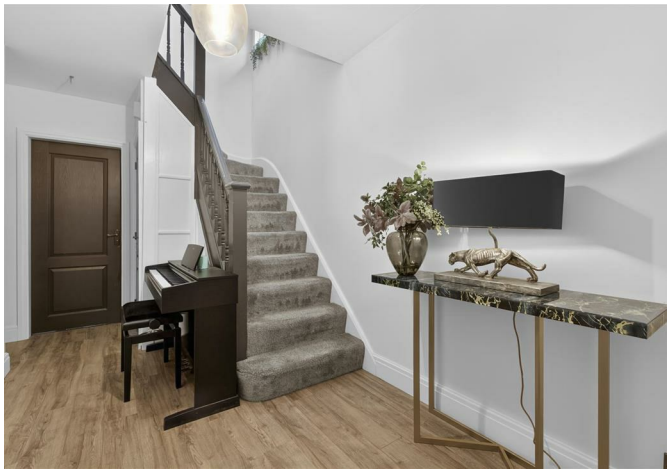
## Disclaimer

Important notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation.









Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the price.

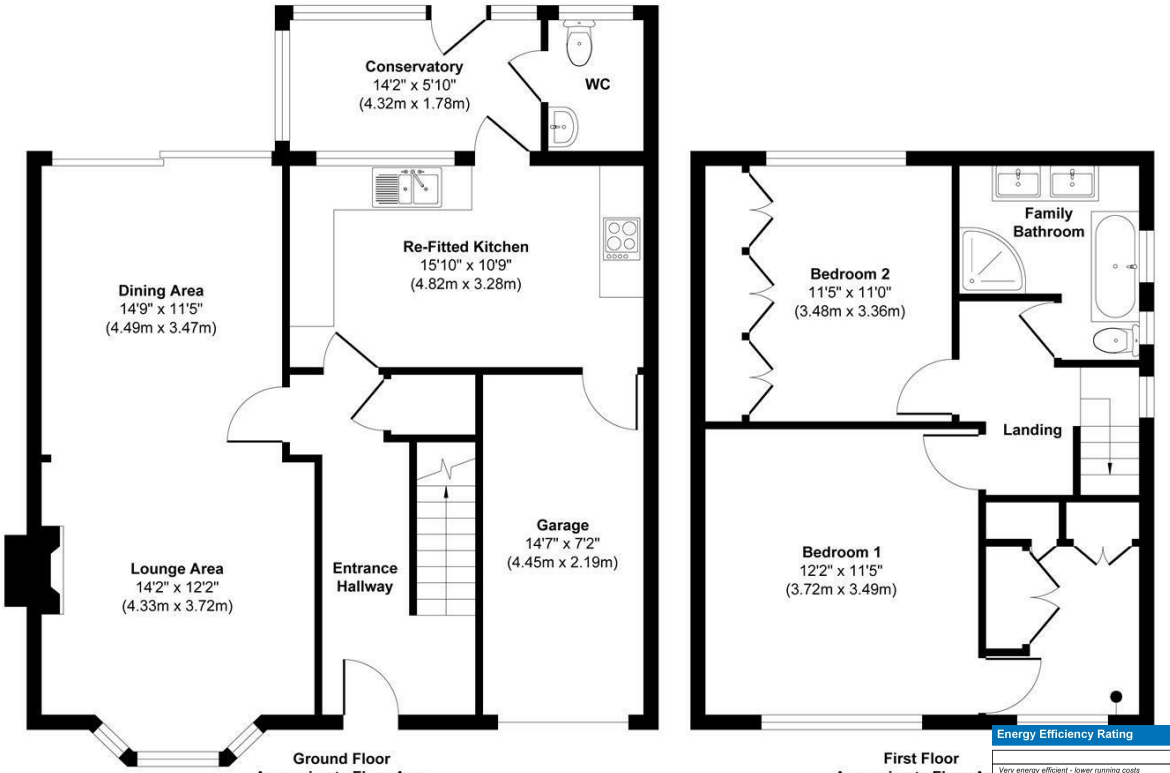
Photographs taken May 2026
Particulars prepared May 2026

## Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

ASTON KNOWLES

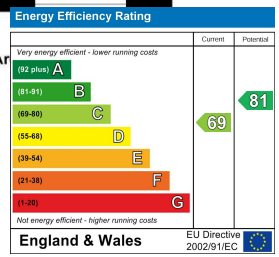
# Sutton Road, Walsall, WS5 3BB




**Approx. Gross Internal Floor Area 1244 sq. ft / 115.73 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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**8 High Street, Sutton Coldfield, B72 1XA**

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