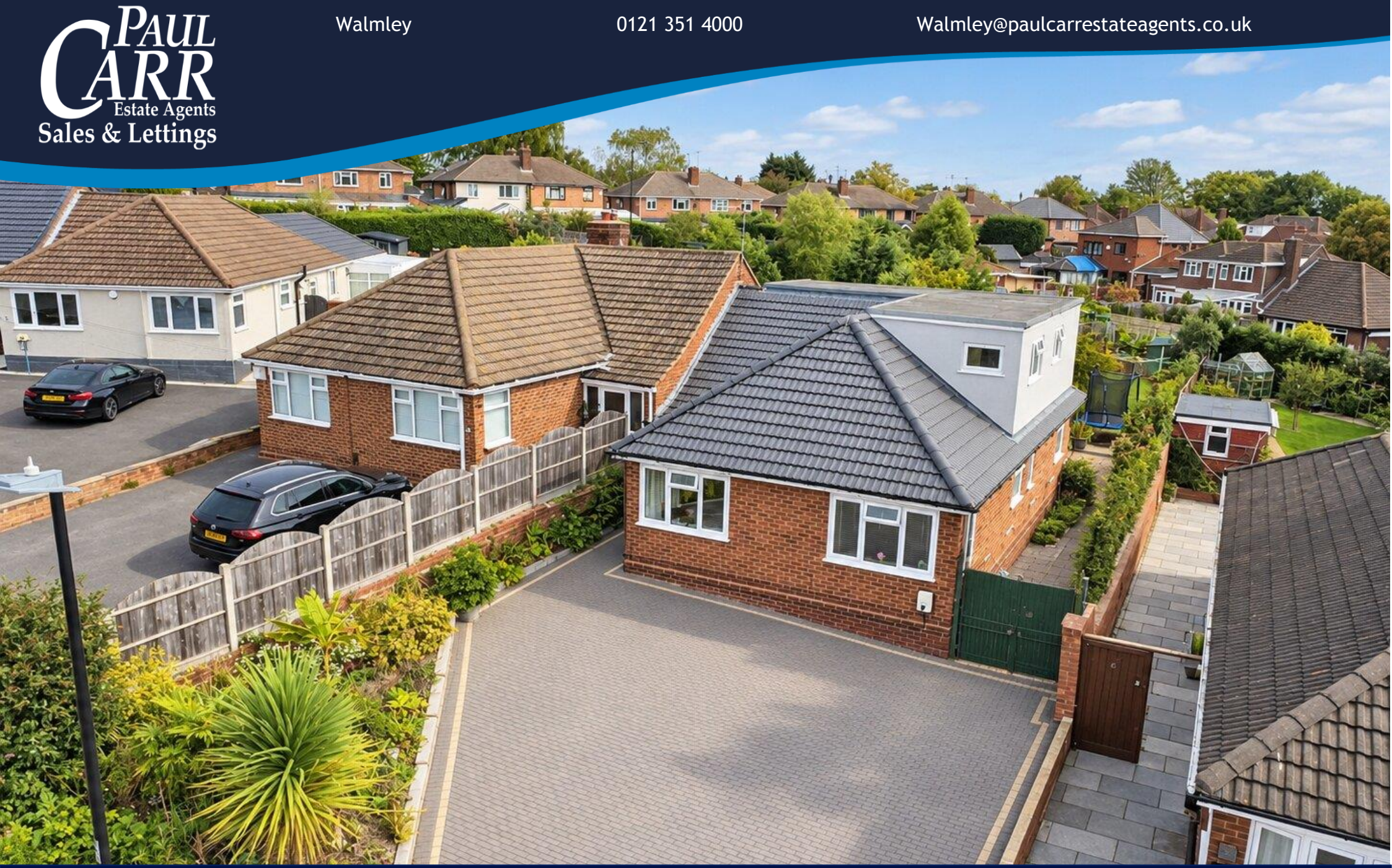
PAUL CARR Estate Agents
Sales & Lettings

Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk



Overdale Avenue, Sutton Coldfield, B76 1HJ

Offers in Excess of £500,000

A beautifully presented and extensively improved five-bedroom semi-detached dormer bungalow occupying a superb plot within a quiet cul-de-sac setting in Walmley. Offering exceptional versatility across two floors, three bathrooms, generous living space, extensive parking and a magnificent east-facing rear garden, this is a true forever home with genuine multi-generational appeal. Much loved and carefully improved over the years, this is the sort of property where you could quite literally drop your bags and start living. The accommodation is immaculate throughout, thoughtfully arranged and unusually flexible, making it ideal for larger families, blended households, multi-generational living or anyone simply wanting space that can adapt with them over time

The ground floor immediately sets the tone. A welcoming entrance hall provides access to a generous family lounge, while the breakfast kitchen offers an excellent everyday hub for family life. Beyond this, the property provides three ground-floor bedrooms, giving an enormous amount of flexibility for children, guests, elderly relatives, home working or hobby space. A comprehensive family bathroom services this floor, further enhancing the practicality of the layout.

The first floor is where the property really starts to surprise. Here you will find a further excellent double bedroom served by its own family bathroom, creating an almost self-contained upper-floor arrangement for older children, guests or relatives.

Then comes the principal suite. The main bedroom is a genuinely impressive space, beautifully light thanks to its elevated position and Velux-style windows, with ample room for substantial bedroom furniture. Alongside sits a dedicated dressing area, which could work equally well as a home office or private study, while the suite is completed by its own en-suite bathroom. It creates a wonderfully private retreat away from the rest of the house and gives the property a sense of luxury rarely found in homes of this type.

The versatility of the accommodation is one of its strongest features. With five bedrooms in total, three bathrooms and sleeping accommodation on both floors, the property lends itself perfectly to families who need independence without separation. Grandparents, teenagers, guests and home workers can all have their own defined spaces without compromising the flow of the house.

Outside, the plot is equally impressive. To the front is a substantial driveway providing off-road parking for multiple vehicles, while the cul-de-sac position gives the home a lovely sense of privacy and separation from through traffic. To the rear is a superb east-facing garden of exceptional proportions, offering far more than a typical family garden. A generous patio provides plenty of space for outdoor dining and entertaining before opening onto a large, level lawn bordered by mature planting. Toward the far end of the garden is a dedicated play area, creating a fantastic family-friendly space, while the sheer size of the plot also offers scope for an allotment, vegetable garden, additional entertaining area or simply more room for children to enjoy. The garden is large enough to grow with the family just as much as the house itself.

Set within a quiet residential cul-de-sac in the heart of Walmley, the property enjoys the best of both worlds: a private setting combined with excellent access to local shops, schools, amenities, transport links and the wider Sutton Coldfield area. This is not simply a five-bedroom property. It is a home designed around real family life; space for children to grow, space for relatives to stay, space to work from home, space to entertain, and enough flexibility to adapt for years to come. Immaculately presented, exceptionally versatile and occupying a substantial plot, this is a rare opportunity to secure a genuine forever home in one of Walmley’s most established residential settings.



Room Measurements

Lounge 18' 7" x 14' 5" (5.66m x 4.39m)

Kitchen 16' 2" x 11' 4" (4.92m x 3.45m)

Bedroom Three 13' 7" x 10' 0" (4.14m x 3.05m)

Bedroom Four 11' 4" x 9' 3" (3.45m x 2.82m)

Bedroom Five 9' 9" x 6' 9" (2.97m x 2.06m)

Bathroom

Bedroom One 14' 5" x 11' 4" (4.39m x 3.45m)

Walk-In Wardrobe/Office Area 8' 6" x 7' 7" (2.59m x 2.31m)

En-suite

Bedroom Two 15' 0" x 10' 0" (4.57m x 3.05m)

Bathroom

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk







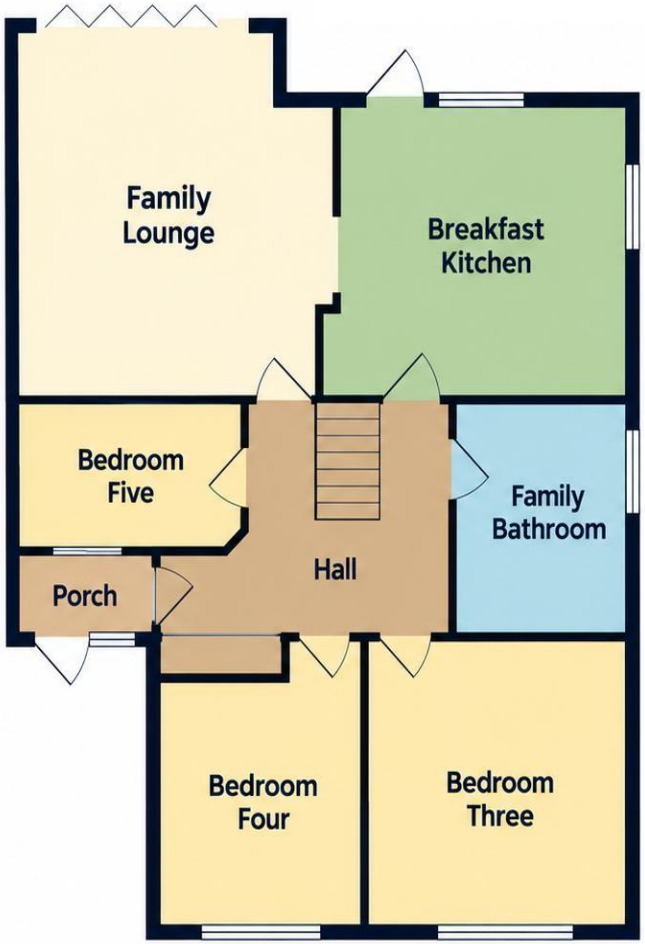




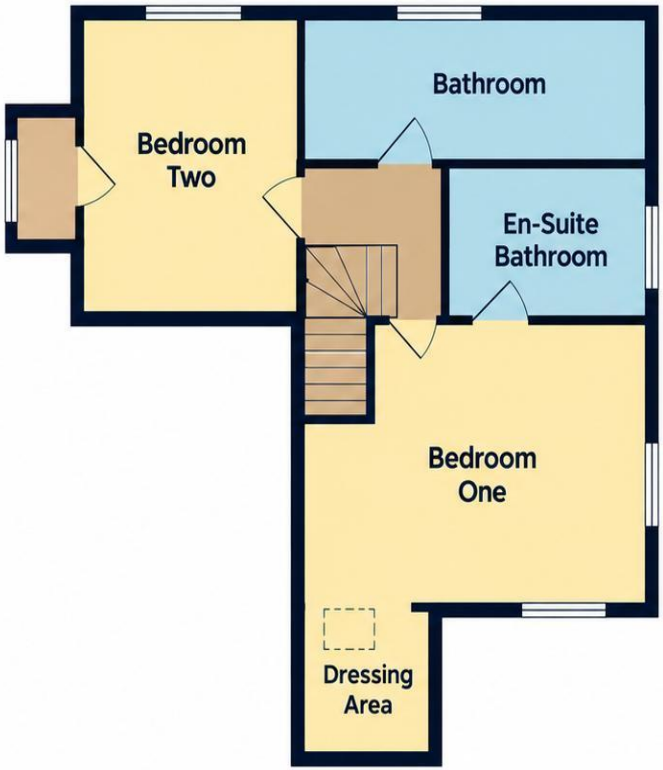


Floor Plan

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

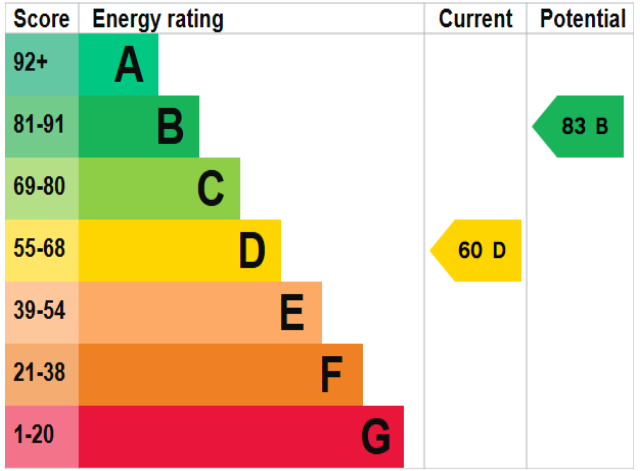


Ground Floor

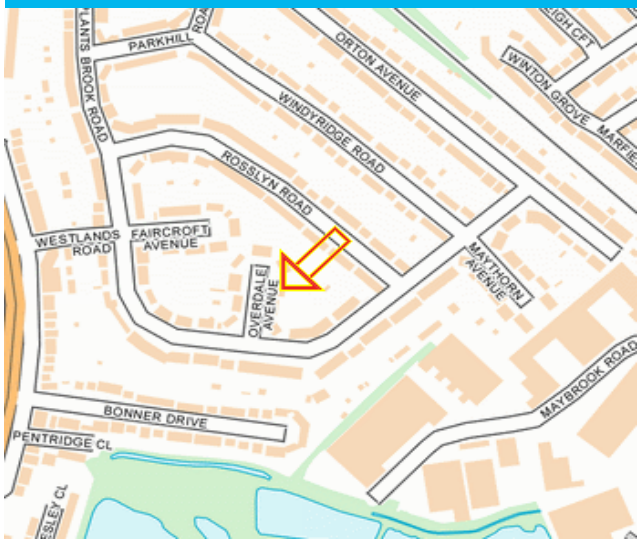


First Floor

Energy Performance Rating



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: 16th October 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 £47.50 + VAT (£57 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.