



The Vine House
Sutton Coldfield | West Midlands | B73 6BW

THE VINE HOUSE









STEP INSIDE

This very attractive home sits in a fantastic central, yet private location, close to Sutton Coldfield town centre and Park. Set behind electronic gates and down a private road with just two other properties, this home offers spacious and modern accommodation. The large welcoming hallway leads to the very elegant drawing-room, with windows overlooking the front of the house and French doors leading to the rear garden. There is a beautiful feature Limestone fire surround with steel insert and gas fire. The dining room is a well-proportioned room with views to the front of the property and is perfect for entertaining large numbers.



The spacious dining kitchen has a comprehensive range of modern cabinets with complementary Corian worktops, and a central island with a granite worktop. The kitchen has an integrated dishwasher, wine fridge, two ovens (one is a steam oven), and an integrated fridge freezer. Off the kitchen is a very pretty wooden framed conservatory with lovely views over the garden. There is also a family room/ snug off the kitchen as well as a good-sized study and a large utility room with access to the rear garden.

On the first floor are four bedrooms, 3 with large ensuite bathrooms. The principal suite is a very large room which was originally two rooms with dual aspect views to the front and rear, fitted wardrobes, and a very generous and newly fitted ensuite with Villeroy bosch fittings and complimentary Porcelanosa tiling. There are two further double bedrooms with ensuite bathrooms and a fourth single room with views over the rear gardens.





SELLER INSIGHT

“The Vine House is a superb family home, and the present owner says, “The house has the most attractive kerb side appeal. It sits in a small cul-de-sac of three houses along a gated, private road, and enjoys a fantastic location. It is on the edge of Sutton Park, one of the largest urban parks in Europe, and its woodlands, wetlands and heathlands are perfect for an endless choice of beautiful walks, whilst the vibrant centre of Sutton Coldfield, is a ten-minute walk from the house. You have the best of town and country living on your doorstep.”

“The house itself has an easy flow of light-filled rooms that have a chic yet comfortable ambience. I installed a new SeiMatic kitchen which is well equipped for the keen cook and leads into the conservatory, the perfect place to relax with views to the garden making a charming backdrop.”

“The spacious rooms are perfect for entertaining, and the sun filled sitting room is perhaps my favourite room. It is a summer pleasure to open the doors to the garden and the living gas fire makes a comforting winter glow. The snug is ideal for those times when you want to snuggle down and read or watch TV. All the rooms are used and enjoyed, even the large hallway makes the perfect place for the grandchildren to set out their Lego.”

“The house was built in the grounds of a large Edwardian house, which has resulted in it being a charming leafy haven of mature trees and shrubbery. The last rays of sun linger across the patio: and it is so calming just to sit, with a glass of wine and savour the quiet that surrounds you.”

“The town has an active community with two amateur theatres and a Concert orchestra, plus a wide range of sporting facilities. There are excellent schools in the area and a diverse range of shops and restaurants. The local train station is linked by a fast and frequent service into Birmingham, for easy commuting. I shall certainly miss my neighbours, the walks in the park, the varied facilities in town and of course the house. They have all combined to provide seventeen happy years and many memories to take away.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















STEP OUTSIDE

Outside the property, there is a large double detached garage and block paved driveway with parking for several vehicles plus visitor parking opposite.

To the rear is a very private wrap-around garden with mature trees and shrubs, a decked area, and a very attractive freestanding garden house/greenhouse. there is a further paved area to the side of the property

The location of this property is key, as it is within walking distance to the train station, providing a regular service into Birmingham and Lichfield. Easy access to the M6, M6 Toll M42 and M40 and around a 30-minute drive to Birmingham international airport. It is walking distance to both Sutton Coldfield Grammar School for Girls and Bishop Vesey's Grammar School and an easy train ride to KEHS. Sutton Town centre is a 10 minute walk away and Wyndley Leisure centre and Sutton park are a few minutes' walk away.





SUTTON COLDFIELD

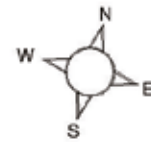
A green and pleasant suburb, just eight miles from the city center of Birmingham, Sutton Coldfield is famed for its beautiful park and nature reserve. At 2,224 acres, it is one of the largest urban parks in the country. A site of Special Scientific interest, it provides habitat for a variety of birds and wildlife. The park also offers a range of sporting activities, including mountain biking, kayaking and sailing amongst others. Many charity runs are held in the park as well as the World Scout Jamboree.

The popular Sutton Park provides all the amenities you could require; there are many restaurants and bistros within the vicinity as well as doctors, dental surgeries and the hospital all within the immediate vicinity. There is also a new development at the nearby Mere Green, which is to include shopping facilities such as Waitrose and Marks and Spencers. The schooling in the area is fantastic with grammar and private schools within easy reach. For travelling further afield, the local Four Oaks station provides an effortless commute to both Birmingham and Lichfield.

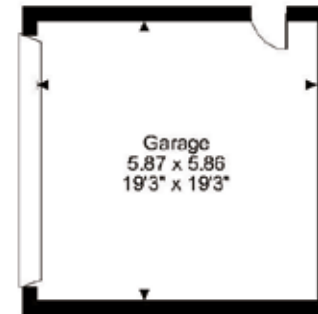
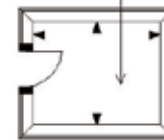


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

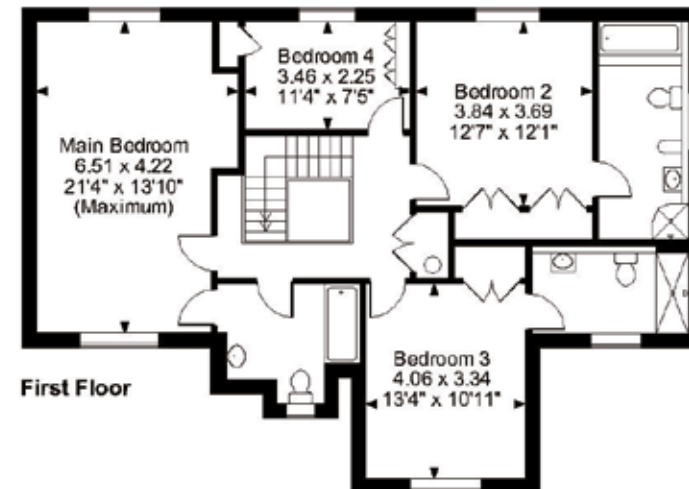
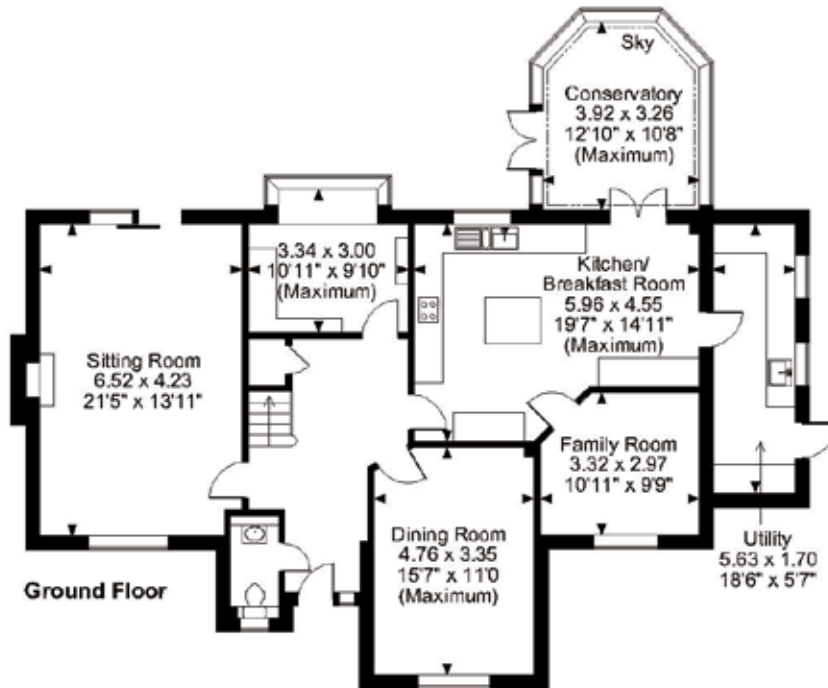
Park View, Sutton Coldfield, West Midlands
Approximate Gross Internal Area
Main House = 2459 Sq Ft/228 Sq M
Garage = 370 Sq Ft/34 Sq M
Greenhouse = 61 Sq Ft/6 Sq M



Greenhouse
2.66 x 2.14
8'9" x 7'0"



Garage
5.87 x 5.86
19'3" x 19'3"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LISA FREER

PARTNER AGENT

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Lisa has a passion for property and her experience in property development over the last 25 years has given her the ability to see the potential in most houses. Lisa has designed and project managed several large refurbishments, so is well placed to offer advice and guidance on viewings. A keen eye for interior design detail is one of Lisa's strengths meaning she is able to ensure that your property is presented to its absolute best prior to photographs/videography. Helping to stage your home prior to marketing is key to ensuring you achieve the best price possible for your home. Prior to her move into property, Lisa was a senior Nurse for many years, and her professional and warm manner along with a genuine desire to help clients in their purchase/sale are evident, going the extra mile to offer a seamless service, synonymous with what one would expect from Fine and Country.



SUKHI SINGH

HIGH NET WORTH MORTGAGE ADVISOR

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After working for many years as a lettings agent I decided to study for and qualified as a Mortgage Adviser in 2015. Worked for a large regional Building Society soon after qualifying, where I learnt all about the mortgage industry. In March 2019 I joined Mortgage Advice Bureau to be able to offer my clients a fantastic service and haven't looked back since! I love the variety each case brings and the job satisfaction when the case completes is second to none. In my spare time, I love spending time with my children, travelling and baking.

High Net Worth Mortgage Specialists



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FOUNDATION

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