

27 KNIGHTON ROAD  
SUTTON COLDFIELD  
B74 4NX

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A Delightful Bungalow with Beautiful Gardens – The Perfect Blend of Charm, Comfort, and Elegance

### Accommodation

Entrance hall with ample natural light and warm wood-effect flooring, feature wall with wooden panels

Cloak closet

Two storage cupboards

Principal Bedroom with ensuite bathroom and separate shower overlooking the beautiful rear garden

Bedroom number two with built-in wardrobes and bowed bay window

Bedroom number three with bowed bay window overlooking the front of the property

Family Bathroom

Open plan kitchen with integrated appliances having central Island with in-set cooker hob and induction fan, white marble work surfaces. Dining area with doors giving access to the rear garden.

Drawing/family area having a fireplace with a Clearview log-burner and with sliding doors to allow access to the rear garden

### Gardens and Grounds:

Block paved driveway

Lawned area

Hedges and shrubs to establish boundaries

Garage with sky light/Utility/ Storage

WC/ Boiler storage

Attractively arranged alfresco dining area on the rear garden patio

Separate and more quaint seating area on the patio for enjoying afternoon tea

Beautifully manicured rear garden lawn

Stunning mature trees and evergreens making for a private and tranquil garden retreat

Summer house with French doors at the end of the garden

EPC rating: D

Approximate total floor area: 1653 Sq. Ft or 154 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

Sutton Coldfield town centre has a comprehensive range of shops and restaurants within the Gracechurch shopping centre. The property is also situated close to Sutton Park; one of Europe's biggest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. Sutton Coldfield is well placed for access to regional centres and the motorway network. Nearby Mere Green provides a good selection of everyday shops, M&S, and Sainsbury's supermarkets, Mulberry Walk hosts a fabulous range of eateries, cafes, and restaurants. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC. Sutton Park is also nearby. Sutton Coldfield also provides an excellent range of schooling for both primary and secondary education in the state and private sector. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

Nestled within a tranquil and well-established setting, this lovely and charming bungalow offers an inviting blend of stylish interiors and exquisite outdoor living. From the moment you step into the welcoming entrance hall—with its abundance of natural light, warm wood-effect flooring, and a striking wooden-panelled feature wall—you are greeted with a sense of warmth and refinement.

The accommodation is thoughtfully laid out, beginning with a practical cloak closet and two generously sized storage cupboards to keep the home neat and organized.

The principal bedroom enjoys peaceful views over the stunning rear garden and features an elegant ensuite bathroom with a separate shower. Bedroom two benefits from bespoke built-in wardrobes bowed bay window, while bedroom three, also with a charming bay window, overlooks the front of the property ideal as a guest room or home office. A stylish family bathroom serves the additional bedrooms.

At the heart of the home is the expansive open-plan kitchen, perfect for both everyday living and entertaining. It boasts integrated double oven, a striking central island with in-set cooker hob and induction fan, white marble work surfaces, and elegant custom cabinetry. The adjacent dining area flows seamlessly through sliding doors onto the patio, offering a perfect indoor-outdoor connection.

The generous drawing/family area is centred around a Clearview log-burner fireplace, creating a cosy retreat with direct access to the rear garden through sliding doors.

### Gardens and Grounds

Outside, the property is equally impressive. A block-paved driveway offers convenient parking alongside a neat lawned area, bordered by mature hedges and shrubs that establish privacy and charm.

A versatile garage features a sky light, offering ample utility and storage space, alongside a separate WC and boiler store. The rear garden is a true highlight—an English garden haven with a beautifully manicured lawn, mature trees pond and shrubs. Enjoy alfresco dining on the main patio or retreat to a quainter seating nook for afternoon tea. At the end of the garden, the charming summer house with French doors provides a serene space for reading, relaxing, or enjoying the views in every season. This delightful bungalow offers not only a superb interior layout but also an enchanting garden setting—perfect for those seeking beauty, comfort, and tranquillity in equal measure.

### Distances

Mere Green: (1.6mi) via Walsall Rd

Little Aston: (0.7mi) via Walsall Rd

Four Oaks Park : (1.1 mi) via A454

Sutton Coldfield Town Centre: (2.9mi) via A454 and A5127

Birmingham City Centre : (10.2mi) via Aldridge Rd

Birmingham International Airport : (17.1 mi) via M42

Birmingham NEC : (16.0 mi) via M42

M6 Toll Rd : (7.5 mi) via A5127

### Directions from Aston Knowles

Head south-east on High St/A5127 towards Coleshill Street, at the roundabout, continue straight onto Four Oaks Rd/A454, continue straight onto Coleshill Street, turn right at the first cross street onto High Street/A5127, turn right onto Edge Hill Road, turn left onto Knighton Rd, your destination is on the right.

### Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: G

Average area broadband speed: 67 Mbps

### Services

We understand that mains water, gas and 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.



**Knighton Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1321 Sq Ft/123 Sq M**  
**Garage = 280 Sq Ft/26 Sq M**  
**Summer House = 52 Sq Ft/5 Sq M**  
**Total = 1653 Sq Ft/154 Sq M**



## Viewings

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

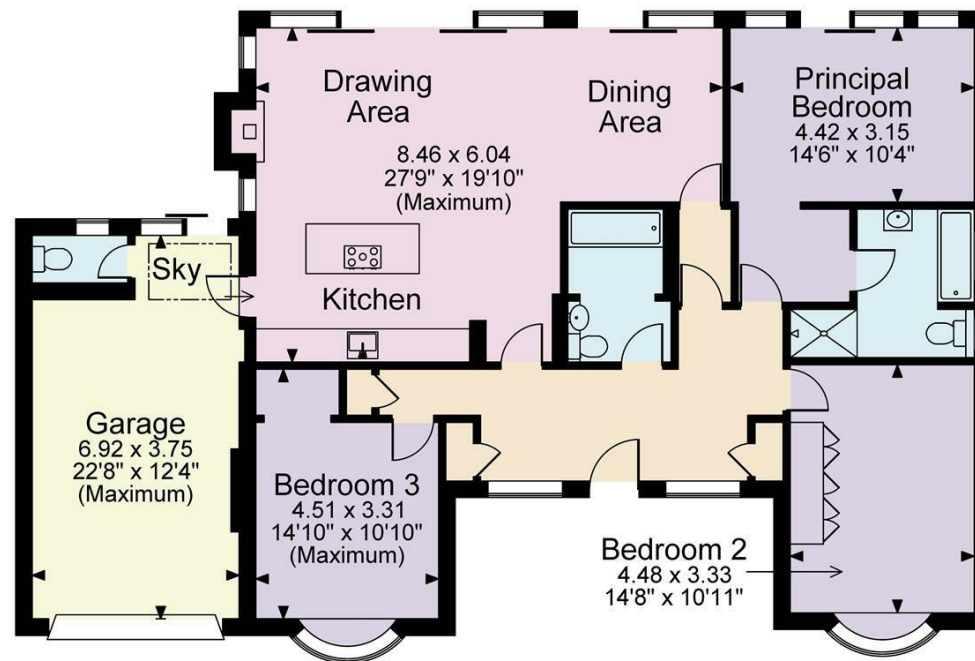
## Disclaimer

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 sale.

Photographs taken: August 2025  
 Particulars prepared: August 2025

## Buyer Identity Verification Fee

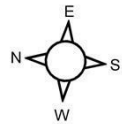
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.



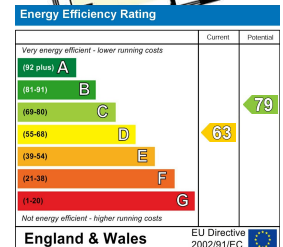
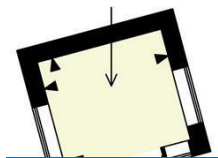
**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Summer House**  
 2.32 x 2.07  
 7'7" x 6'9"



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