

25 MIDDLETON ROAD
SUTTON COLDFIELD
B74 3ES


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Set behind secure electric gates and approached via a gravel driveway, this impressive family home combines timeless character with generous living accommodation arranged over three floors. An attractive façade, framed by established hedging and a charming row of roses along the boundary wall, creates a distinguished first impression.

Ground Floor

Enclosed porch, reception hall, dining room, drawing room, lounge, guest WC, kitchen/breakfast room, utility room and under-stairs storage. Staircase rising to the first floor.

First Floor

Landing and hallway, principal bedroom with en-suite shower room, three further bedrooms and family bathroom. Staircase rising to the second floor.

Second Floor

Landing, bedroom with en-suite shower room and two skylights, together with loft storage.

Gardens and Grounds

Secure gated entrance leading to a private driveway and double garage. Rear garden comprising a paved patio with dining area, lawn and storage shed.

EPC Rating: D

Approximate total floor area: 3128 Sq. Ft or 291 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

Situated in a sought-after residential location close to the day-to-day amenities of Streetly village which includes a number of convenience stores, well-regarded eateries, a barber's, ladies clothing boutiques, salons, and an independent coffee shop. In nearby Mere Green there are M&S, and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

Local Schools include Manor Primary School, Streetly Academy, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School. Prospective buyers are advised to check with the Council for up to date information on school catchment areas.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property

The ground floor opens into an enclosed porch/boot room and welcoming reception hall, setting the tone for the accommodation beyond. To the front of the property, the elegant dining room enjoys a bow bay window and features a traditional cast-iron fireplace with decorative arch detailing. The principal reception room is a beautifully proportioned drawing room centred around a feature log-burning stove, seamlessly flowing into a bright and inviting lounge area. Here, two sets of French doors, together with an additional window, flood the space with natural light and provide direct access to the rear terrace and gardens. A guest cloakroom further enhances practicality.

At the heart of the home lies a superbly appointed kitchen, fitted with a Smeg Opera stainless-steel dual-fuel range cooker, integrated appliances, soft-close cabinetry and polished granite worktops showcasing a, multi-tonal natural stone finish. A dedicated breakfast area provides an ideal setting for informal dining, while separate access doors lead to both the front and rear of the property. Adjacent is a well-equipped utility room offering extensive storage, complemented by useful under-stairs storage.

The first floor is arranged around a generous landing and hallway. The principal bedroom enjoys views to the front of the property and benefits from a private en-suite shower room. Three further bedrooms occupy this level, including a charming

garden-facing bedroom with box bay windows, alongside a spacious family bathroom complete with bidet.

The second floor offers exceptional versatility and privacy. The largest bedroom of the home, bedroom number two, occupies this level and features two skylights, an en-suite shower room and an abundance of natural light. A additional loft space offers valuable storage.

Outside, the beautifully maintained gardens have been thoughtfully designed for both relaxation and entertaining. A generous Indian stone slab patio provides the perfect setting for al fresco dining and social gatherings, while a separate seating area offers a peaceful retreat overlooking the grounds. Steps descend to a manicured lawn bordered by colourful mature planting, young specimen trees and sculpted topiary hedging, creating a private and picturesque backdrop. The enclosed rear garden is fully fenced and complemented by a useful storage shed and a detached double garage.

This distinguished residence successfully blends period charm, modern comforts and exceptional outdoor space, offering an outstanding family lifestyle in a secure and highly attractive setting.

Distances

Sutton Coldfield town centre 3.5 miles

Lichfield 8 miles

Birmingham 8 miles

Birmingham International/NEC 17 miles

(Distances approximate)

Directions from Aston Knowles

From the office at 8 High Street, follow the A5127/Mill Street down to Victoria Road and then take a slight right onto Lower Queen Street leading to Queen Street. At the roundabout take the first exit onto Birmingham Road before turning right onto Manor Hill. Follow Manor Hill onto Driffold and then turn right onto Digby Road. At the traffic lights, continue straight onto Monmouth Drive. At the next set of traffic lights, turn right onto Chester Road North. At the roundabout, take the third exit onto Thornhill Road. Turn left onto Manor Road and then right onto Middleton Road.

Terms

Tenure: Freehold

Local Authority: Walsall

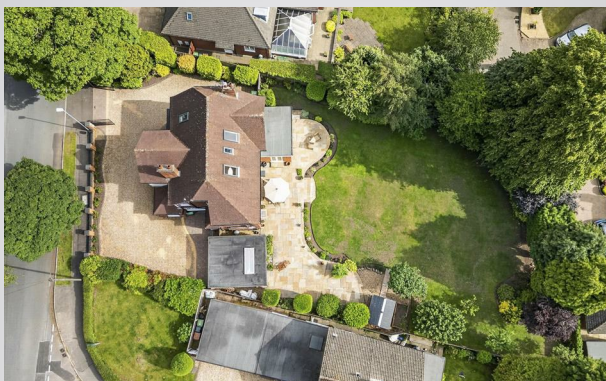
Tax Band: G

Broadband average area speed: 150 Mbps. 500 Mbps and 900 Mbps full fibre also available

Services

We understand that mains water, drainage, electricity and gas are connected.





Middleton Road Streetly, Sutton Coldfield B74 3ES
Approximate Gross Internal Area:
3128 Sq Ft / 291 Sq M

Fixtures and Fittings

Only those items mentioned in the particulars are to be included in the 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 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: June 2026

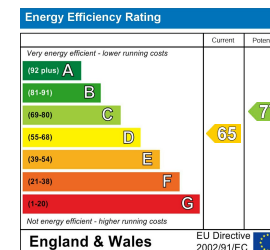
Particulars prepared: June 2026

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.



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



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