

GRAHAM HOUSE CHESTER ROAD  
STREETLY  
SUTTON COLDFIELD  
B74 3DY

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This well-presented first-floor flat is set within a maintained development off Chester Road. The accommodation includes an entrance hall with storage, spacious lounge, principal and second bedroom, fitted kitchen, and family bathroom.

The property benefits from communal gardens, resident parking, and additional parking to the rear accessed via Ollison Drive. Conveniently located, the flat offers a practical layout in a popular residential setting.



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

Day to day amenities can be found in Streetly village with a supermarket and a selection of restaurants. Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Rosemary Hill Road is within the catchment areas for both Four Oaks Primary School and Arthur Terry Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

This well-presented flat is situated within a development set back from Chester Road, offering a convenient and established residential setting. The property is approached via a communal entrance with stairs rising to the upper floors, providing access to the flat itself. Upon entering, you are welcomed by an entrance hall which leads through to the main accommodation, along with a useful hallway storage cupboard/airing cupboard. The property comprises a spacious lounge, a well-proportioned principal bedroom. The kitchen is fitted with a range of base and wall-mounted units with complementary work surfaces, incorporating a stainless steel sink unit. There is plumbing for a washing machine along with space for a fridge/freezer, offering practical and functional everyday use. A family bathroom completes the internal accommodation.

Externally, the property is set within communal gardens, which also incorporate resident parking. Additional parking is available to the rear of the development, accessed via Ollison Drive, providing convenience for residents and visitors alike. Overall, this property benefits from its pleasant communal

setting, practical layout, and excellent access arrangements, making it an appealing home in a popular residential location.

### Distances

- Sutton Coldfield town centre – 2.5 miles
  - Birmingham City Centre – 8.5 miles
  - National Exhibition Centre (Birmingham International / NEC) – 12 miles
  - Lichfield – 9 miles
  - M6 Toll (T3 / Tamworth exit) – 4 miles
  - M6 (Junction 7 – Great Barr) – 6 miles
- (Distances are approximate)

### Directions from Aston Knowles

From Aston Knowles estate agents on High Street (B72 1XA) in Sutton Coldfield town centre, head north on A5127 (Lichfield Road). At Four Oaks roundabout, take the 2nd exit onto A454 (Walsall Road). Shortly after, turn left onto B4151 (Streetly Lane). Continue straight through the roundabout onto Roman Road / Little Aston area. Follow signs for Little Aston Park / Roman Road area. Turn into the road where Graham House (B74 3DY) is located.

### Terms

- Local Authority: Walsall
- Tax Band: A
- Average area Broadband speed: 150 Mbps, 500 Mbs and 900Mbs also available

### Services

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

### Fixtures and Fittings

The property is unfurnished. Only those items mentioned in these particulars are to be included in the rental price. All others are specifically excluded but may be available by separate arrangement.

### Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield via 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.

Particulars prepared April 2026

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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 importance 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.