

6 UPPER CLIFTON ROAD  
SUTTON COLDFIELD  
B73 6BP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An impressive and beautifully appointed five-bedroom residence set behind secure gated access, featuring a sweeping crescent driveway, and mature landscaped grounds.

The home offers generous and versatile living spaces, including a formal lounge and dining room, a private gymnasium with sauna, and a stunning open-plan kitchen with central island flowing into light-filled living and dining areas with French doors to the rear patio and gardens.

Upstairs, five well-proportioned bedrooms are arranged around a spacious landing. The principal suite enjoys dual-aspect views, a walk-in dressing room, and a truly lavish, spa-inspired ensuite bathroom thoughtfully divided into dedicated bathing, showering, and WC areas. A stylish family shower room serves the remaining bedrooms.

Externally, the property is complemented by a block-paved patio, multilevel rear garden, car port, and a versatile outbuilding suitable for office or additional accommodation.

A distinguished home combining elegance, comfort, and luxurious bathroom design throughout.

EPC Rating: C

Approximate total Floor area: 3259 Sq. Ft or 302.8 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

Upper Clifton Road is situated close to Sutton Coldfield town centre, within walking distance of Sutton Coldfield train station, and the shops and restaurants that the town has to offer.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Holland House Junior School, St Josephs and Plantsbrook School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Sutton Park is also within walking distance and is one of Europe's largest urban parks with opportunities for golf, walking and a range of other outdoor activities.

## Description of Property

An exceptional residence of remarkable elegance and distinction, this home offers expansive accommodation, refined interiors, and indulgently appointed bathrooms, all set within beautifully arranged grounds.

Upon arrival, a secure gated entrance opens onto a sweeping crescent-shaped tarmac driveway, framed by manicured lawns, mature trees and established hedgerow borders, creating an immediate sense of prestige and privacy. A charming enclosed porch leads into a gracious entrance hall and onward to a welcoming reception hall, setting the tone for the impressive interiors beyond.

A short flight of steps lead to the elegant lounge, beautifully positioned to overlook the front of the property. The formal dining room also enjoys front-facing views and offers direct access to the private gymnasium — a superb lifestyle addition. The gymnasium has French doors opening onto the rear garden patio and provides access to a private sauna. An adjoining office/storage area adds further practicality to this versatile space.

The ground floor also benefits from a stylish guest WC and convenient understairs storage.

At the heart of the home lies a striking open-plan kitchen, thoughtfully designed with a central island featuring an inset hob and a range of modern integrated appliances. This contemporary space flows seamlessly into a generous living area and dining area, both bathed in natural light and enjoying French doors that open onto the rear patio — perfect for indoor-outdoor entertaining. A separate utility room adds further convenience.

A staircase rises gracefully to the first floor.

The first floor reveals a generous landing leading to five bedrooms. The principal suite is a sanctuary of comfort, enjoying views to both the front and rear gardens. It features a spacious walk-in dressing room with built-in wardrobes and a truly lavish ensuite bathroom. This indulgent space is thoughtfully partitioned into three distinct areas — a private WC and basin section, a dedicated shower area, and a sumptuous bathtub area — creating a spa-inspired experience of luxury and privacy.

Bedrooms two and three overlook the rear garden, while bedrooms four and five enjoy views to the front. A beautifully appointed family shower room, complemented by two storage closets, serves the additional bedrooms. An airing cupboard provides further practicality.

Externally, the property continues to impress. The rear garden features a block-paved patio ideal for al fresco dining, leading to a multilevel landscaped garden and expansive lawn. A car port provides sheltered parking, and an impressive outbuilding — suitable as an office or kitchen space — offers excellent flexibility for home working or guest accommodation.

This distinguished residence perfectly balances grandeur and comfort, offering luxurious bathrooms, generous living spaces, and exceptional leisure facilities — an outstanding home designed for refined modern living.

## Distances

Sutton Coldfield town centre less than ½ mile  
Birmingham 7.4 miles  
Lichfield 9.7 miles  
Birmingham International/NEC 14.9 miles  
M6 (J6) 5.6 miles  
M6 Toll (T3) 3.7 miles  
M42 (J9) 7.3 miles

(Distances approximate)

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.

## Directions from Aston Knowles

Take (A5127) from Sutton Coldfield town centre towards Lichfield. Take the left hand turn just before The Royal pub into King Edwards Square. Follow the road onto Upper Clifton Road.

## Terms

Tenure: Freehold  
Local authority: Birmingham City Council, 0121 303 1111  
Tax band: G  
Average area broadband speed: 150 Mbps with 500 Mbps and 900 Mbps full fibre also available

## 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.

## Viewings

Viewings are highly recommended and 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.





Upper Clifton Road, Sutton Coldfield B73 6BP

Total Floor Area: 317.5 sq.m. (3,418 sq.ft.)

Photographs taken February 2026  
Particulars prepared February 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Ground Floor

Floor area 154.5 sq.m. (1,663 sq.ft.)



First Floor

Floor area 133.1 sq.m. (1,432 sq.ft.)



Outbuilding

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 317.5 sq.m. (3,418 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • [enquiries@astonknowles.com](mailto:enquiries@astonknowles.com) • [www.astonknowles.com](http://www.astonknowles.com)