

2 BEECH HILL ROAD  
SUTTON COLDFIELD  
B72 1DN

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A rare Streather House combining elegant period character with spacious, versatile living accommodation, beautifully positioned on one of Wylde Green's most desirable roads.

### Ground Floor

Covered porch into Entrance hall

Guest WC

Storeroom

Pantry

Drawing room

Sitting room

Dining room

Kitchen

Garden room

Utility room

Conservatory

Second WC

Shape

### First Floor

Principal bedroom with fitted wardrobes and ensuite shower room (dual access)

Bedroom two with fitted wardrobes

Bedroom three with fitted wardrobes

Bedroom four

Dressing room

Family bathroom with twin wash basins

Separate WC

Airing cupboard

Shape

### Gardens & Grounds

In/out driveway

Garage

Private rear gardens

EPC Rating: E

Approximate total floor area: 2861 Sq. Ft or 266 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

Beech Hill Road lies in the highly regarded Wylde Green area of Sutton Coldfield, offering an ideal balance of convenience and tranquillity. The property is just a short distance from Wylde Green's shopping facilities and is perfectly positioned opposite Walmley Golf Club, as well as within easy walking reach of the prestigious New Hall Hotel & Spa, New Hall Country Park, and both Wylde Green and Chester Road railway stations.

Sutton Park, a designated Site of Special Scientific Interest, provides over 2,400 acres of natural woodland, heathland, and lakes, offering superb opportunities for walking, cycling, golf, and a variety of outdoor pursuits. The nearby New Hall Valley Country Park, recognised for its conservation value, also presents wonderful scenic walks and wildlife habitats.

Sutton Coldfield town centre offers an excellent selection of shops, restaurants and schooling. Notable local schools include Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School, Bishop Walsh Catholic School, The Deanery Church of England Primary School, Maney Hill Primary School and The Shrubbery. Prospective purchasers are advised to verify current catchment areas with the local authority.

### Description of Property

Set behind an impressive façade and approached via an in/out tarmac driveway framed by mature trees, hedgerows, and a neatly lawned frontage, this distinguished Streather home offers an abundance of versatile living accommodation arranged over two floors, complemented by landscaped gardens.

### Ground Floor

A covered porch opens into a welcoming entrance hall, where a guest WC, hallway closet, and storeroom provide everyday convenience. The ground floor presents a wonderful selection of reception rooms. The sitting room, complete with a charming bay window and feature fireplace, offers a cosy yet bright setting. The adjoining drawing room features an elegant inglenook fireplace and twin bay windows, the rooms flows seamlessly into the dining room. From here, a set of doors opens directly onto the rear garden patio and ideal for alfresco dining.

The kitchen is well-appointed with integrated appliances and enjoys direct access to the home's courtyard style garden room currently used as a gym. This unique space boasts a striking glass ceiling, flooding the room with natural light, and features bifolding doors connecting to the garage. From here an inner hallway leads to a second WC and the delightful conservatory, complete with a lantern-style glass ceiling and French doors opening out to the rear garden patio. Additional practical spaces include a pantry and a utility room.

From the main reception hall, a staircase rises from the ground floor to the first floor which unfolds onto a spacious landing, complemented by a first landing area with bay window, allowing natural light to flow through the upper level.

The principal bedroom is generously proportioned, offering built-in wardrobes, a fitted wardrobe, and a sizable ensuite shower room, which also benefits from a second access from the landing. An airing cupboard sits close by for additional storage. Bedroom two features built-in wardrobes and enjoys views over the front of the home, while bedroom three also includes built-in wardrobes along with a charming seating bench. A separate dressing room and toilet further enhance the family-friendly layout. Bedroom four is well-sized and arranged to suit a variety of uses, from a guest room to a home office. Completing the first floor is the family bathroom, beautifully appointed with twin wash basins and ample built-in storage.

### Gardens and Grounds

The landscaped grounds surrounding the property are private and picturesque. To the front, the in/out driveway provides excellent parking and is bordered by mature trees, hedges, and plantlets. A garage sits conveniently to the side. The rear garden has a spacious patio area and provides an area for outdoor dining and entertaining, with steps that lead up to the lush garden lawn.

### Distances

Sutton Coldfield - 3.0 miles  
Lichfield - 12.1 miles  
Birmingham - 6.0 miles  
Birmingham International/NEC - 10.0 miles  
M6 - 5.7 miles

(Distances approximate)

### Directions from Aston Knowles

From the agents' High Street office, head down to Sutton Coldfield town centre via Mill Street and Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road, continue along passing through the traffic lights at the Horse and Jockey pub. Approaching Wylde Green, before the shops, turn left onto Greenhill Road then turn right onto Beech Hill Road.

### Terms

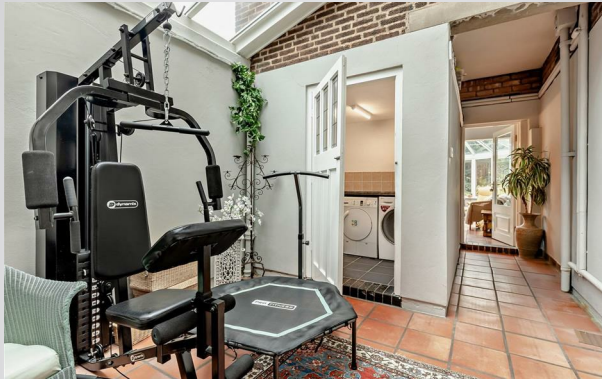
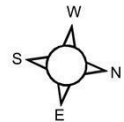
Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: G  
Broadband average area speed: 150 Mbps, high speed full fibre also available

### Services

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



The Porch House, Beech Hill Road, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 2687 Sq Ft/250 Sq M  
 Garage = 174 Sq Ft/16 Sq M  
 Total = 2861 Sq Ft/266 Sq M



### 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

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

### Disclaimer

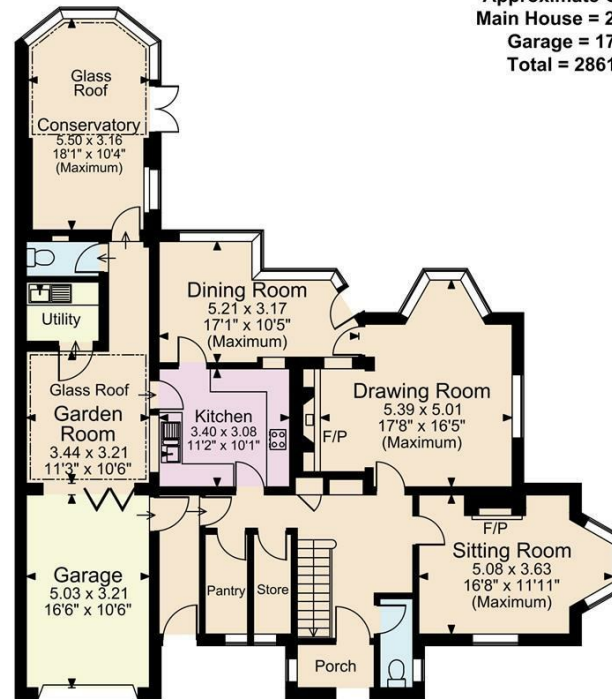
#### Important notice

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 all of 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 cannot be inferred that any item shown is included in the sale.

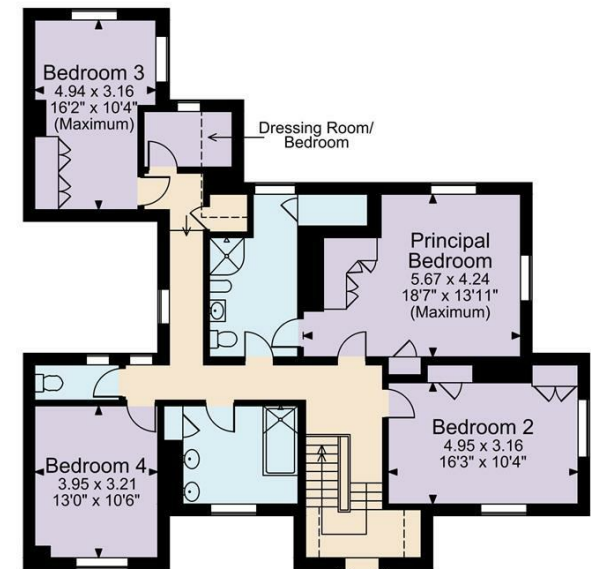
- Photographs taken November 2025
- Particulars prepared December 2025

### 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



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8672005/JCR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	46
EU Directive 2002/91/EC			

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