

APARTMENT 7 Highbury House
2 Highbury Road
Sutton Coldfield
B74 4TF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A luxury two-bedroom penthouse apartment, ideally situated in a sought-after location, directly opposite Sutton Park. Complemented by the convenience of a parking space and direct, key-operated, lift access into the apartment.

Set within a small-scale development of just seven apartments, it promises a sense of exclusivity.

ACCOMMODATION

Apartment:
Entrance hallway
Direct lift access
Family bathroom
Bedroom 1 with ensuite
Bedroom 2 with walk in wardrobe
Open plan kitchen/drawing room

Garden and Grounds:
Allocated parking
Secure intercom entry
Direct lift access into apartment
Shared grounds
Shed

Approx Gross Internal Floor Area: 1262 sqft (117 sqm)

EPC Rating - C

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

The property can be approached via Rosemary Hill Road or Streetly Lane. Day to day amenities can be found in Streetly village with a local convenience store and a selection of restaurants, cafes and independent outlets.

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. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

Opposite the development is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

The area of Four Oaks is well placed for access to regional centres and the motorway network. Birmingham is only 9.6 miles away and the M6 Toll (T3) is just 6.4 miles away giving access to the M6 and M42.

Schooling in the area includes Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Little Aston, Four Oaks Primary School and Arthur Terry School. Tenants are advised to check with the Council for an up-to-date information on school catchment areas.

Description of Property

As you step into the entrance hallway of the top floor apartment, you'll immediately notice the spaciousness and abundance of storage options available right from the outset. The hallway is neutrally decorated throughout, contributing to a sense of light and openness, and boasts direct, key-operated, lift access into the apartment for added convenience.

To your right, upon entering through the lift or front door, you'll find the inviting open plan kitchen/drawing room. This contemporary space features a modern fitted kitchen complete with sleek granite worktops and integrated appliances, providing both style and functionality for everyday living.

Adjacent to the open plan kitchen/drawing room is the master bedroom. This generously sized bedroom comes complete with its own en-suite bathroom, equipped with a luxurious bath, separate shower cubicle, WC, and hand basin.

On the left side of the entrance hallway, you'll discover the

second double bedroom, which benefits from its own walk-in wardrobe, providing ample storage space for clothing and personal belongings.

Completing the accommodation layout, the family bathroom is conveniently situated next to the second bedroom. This fully tiled bathroom features a shower cubicle, WC, and hand basin.

The property is beautifully furnished in a modern, contemporary style, with flexible furnishing options to suit your needs.

Gardens and Grounds

As you approach the property, you'll be greeted by a block-paved driveway. Each apartment is allocated one parking space within the gated area, with additional on-road parking available as well as designated visitors parking spaces. Furthermore, each apartment is equipped with its own shed, offering convenient storage solutions for residents.

Situated on the top floor, the apartment is accessed via a secure intercom entry system, providing added security and convenience for residents. What's more, this apartment boasts the luxury of direct lift access, ensuring effortless entry and exit.

Outside, residents can enjoy the shared grounds, which feature beautifully landscaped gardens laid to lawn.

Directions from Aston Knowles

From the agent's office, turn right onto High St/A5127, at the roundabout continue straight onto Four Oaks Rd/A454, slight left onto Streetly Ln/B4151, turn right onto Highbury Rd and the development will be on your right.

Distances

Sutton Coldfield - 2.4 miles
Lichfield - 7.2 miles
Birmingham - 9.6 miles
Birmingham International/NEC - 17.3 miles
M6 - 4.7 miles
M6 Toll - 6.4 miles

(Distances approximate)

Terms

Local Authority: Birmingham City Council
Tax Band: E
Broadband Average Area Speed: 150 Mbps





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

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Services

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

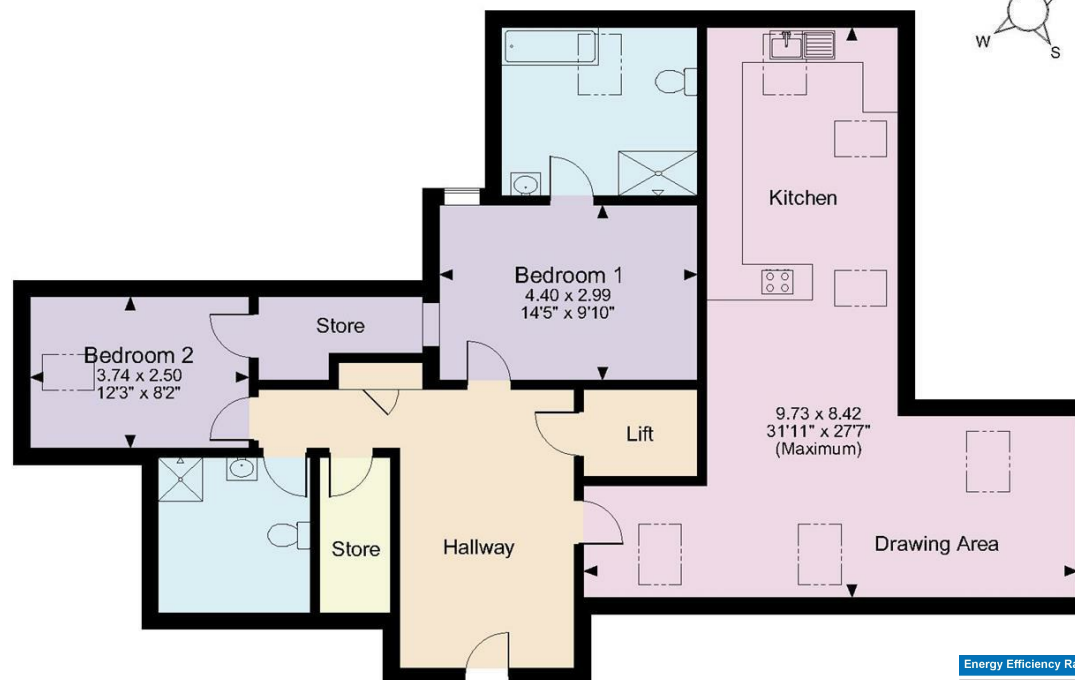
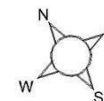
Disclaimer

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 rental.

Photographs taken: August 2025
Particulars prepared: August 2025



Highbury House, Highbury Road, Sutton Coldfield
Approximate Gross Internal Area
1262 Sq Ft/117 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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