

7 COLLEGE HILL
SUTTON COLDFIELD
B73 6HA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

NO UPWARD CHAIN

An immaculately presented four-bedroom detached home, ideally placed in the sought-after Sutton Coldfield area, just a short stroll from Sutton Park and the town centre.

ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Utility room

Drawing room

Kitchen

Office

First Floor:

Landing

Four double bedrooms

Family bathroom

Garden and Grounds:

Outbuilding with office and storeroom

Gated side entry to rear garden

Driveway for parking

Maintained lawns to rear garden with patio area

Shed to rear

Approximate Gross Internal Area: 1,821 sq ft (169 sq m)

EPC Rating: D

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 is situated in the well-regarded Maney area of Sutton Coldfield. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham.

The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, lies about 6 miles from Birmingham. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses.

Sutton Coldfield provides an excellent place to shop and relax, schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Plantsbrook secondary. Purchasers 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

Enter into the reception hallway, which provides direct access to the kitchen, drawing room, and utility room. From here, you can also access the first-floor landing.

The kitchen overlooks the front of the property and features two bay windows that let in ample natural light. A built-in coal fireplace adds warmth to the space. There is room for a dining table, perfect for family meals. The light tiled flooring contrasts beautifully with the dark floor-to-wall cabinetry and oak worktops.

Straight ahead of the entrance is the utility room, which houses the washing machine and offers ample storage space. This room can also be used as a guest cloakroom. Double doors lead out to the side exterior of the property. The guest WC can be accessed from this room for added convenience.

Adjacent to the utility room is the drawing room, a large open space with hardwood flooring. Natural light floods the room through the rear windows and skylight. French doors open out onto the patio area, creating an indoor-outdoor feel, perfect for enjoying summer days. The drawing room opens into the office via double doors.

The office provides an ideal space to work from home, with ample space throughout. It is versatile enough to be used as a

dining room or an additional sitting room, depending on the occupants' needs, and overlooks the rear garden.

Moving up to the first floor, the landing provides access to the bedrooms and the family bathroom. There is also fitted furniture on the landing for storage purposes.

The principal bedroom overlooks the rear garden and offers ample space for occupants to enjoy, featuring a built-in fireplace that adds character to the room. There are three further double bedrooms, all spacious and comfortable.

The family bathroom, located next to bedroom one, includes a bath near the window overlooking the rear garden, a walk-in shower, a WC, and a sink.

Garden and Grounds

As you approach the property, you are greeted by a driveway that offers ample parking space for cars, complemented by a lawn area. There is also gated entry to the rear side of the garden, adding convenience.

The rear garden is well maintained and primarily laid to lawn, with high fencing at the rear and mature trees and hedging surrounding the garden for added privacy. A shed is located at the rear, providing storage for tools and gardening equipment. The garden also features a patio area, perfect for alfresco dining with family and friends.

A well-placed outbuilding on the patio area is currently utilised as an additional office/gym room, catering to the versatile needs of the occupants. Additionally, there is a storeroom for extra storage.

Directions from Aston Knowles

From the agents' High Street office, turn left onto Mill St/A5217, slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn right onto Farthing Ln/Manor Hill, continue to follow Manor Hill, turn left onto College Hill and the property will be on your right.

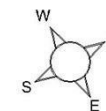
Distances

Sutton Park - 0.3 miles
Sutton Coldfield - 0.9 miles
Sutton Coldfield Train Station - 0.5 miles
Four Oaks Train Station - 1.4 miles
Lichfield - 9.2 miles
Birmingham - 6.8 miles
Birmingham International/NEC - 11.1 miles





College Hill, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1655 Sq Ft/154 Sq M
Outbuilding = 166 Sq Ft/15 Sq M
Total = 1821 Sq Ft/169 Sq M



M6 - 8.8 miles
M6 Toll - 7.9 miles
M42 - 9.8 miles

(Distances approximate)

Terms
Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: F

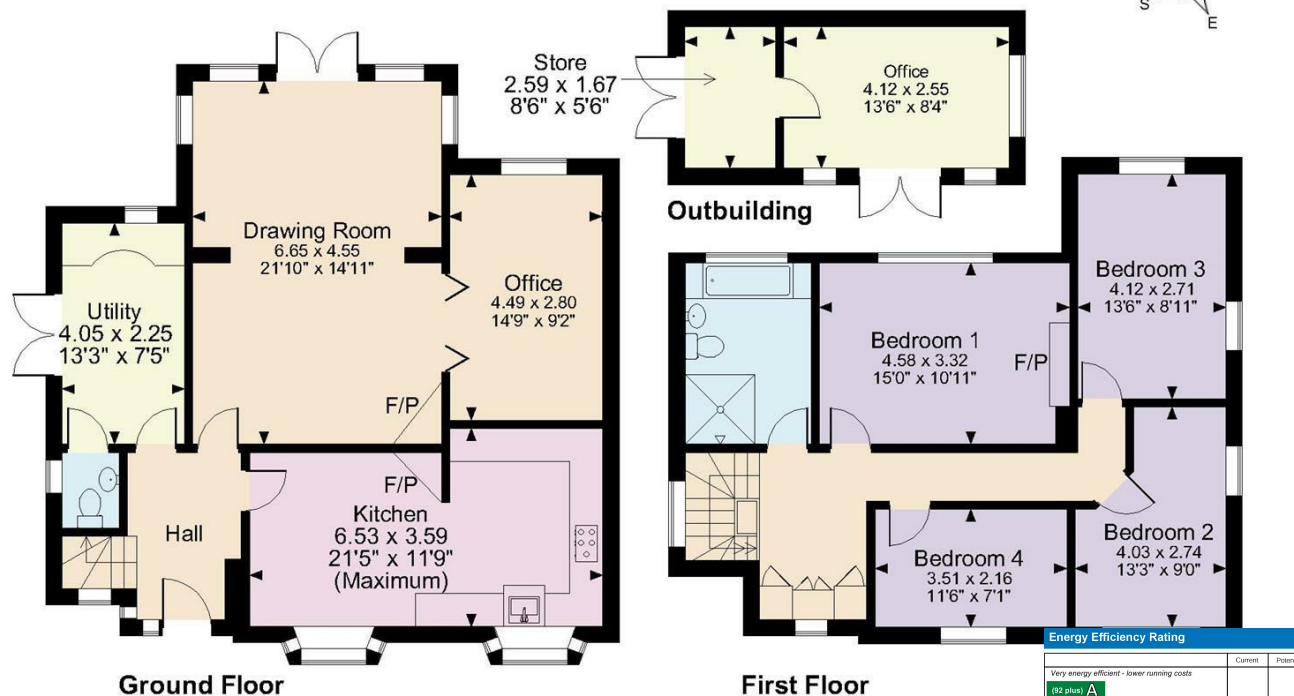
VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

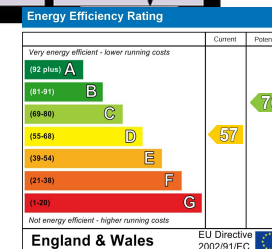
Services
We understand that mains water, drainage, gas and electricity are connected.

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 sale.

Photographs taken: July 2024
Particulars prepared: July 2024



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com