STATION NORTH 9 THOMAS DE BEAUCHAMP
LANE
SUTTON COLDFIELD
B73 6DF

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A rare opportunity to rent a remarkable piece of Sutton Coldfield's history. This exceptional Grade II listed former Royal Mail Goods Station has been sensitively transformed into a spectacular four-bedroom residence, combining striking architectural character with contemporary luxury.

The award-winning conversion offers impressive open-plan living, centred around a magnificent 10m x 10m kitchen, dining and living space, overlooked by a stunning galleried mezzanine lounge.

The accommodation comprises four generously proportioned bedrooms, all benefiting from en suite facilities, including a luxurious principal suite featuring a freestanding bath beneath a skylight – perfect for stargazing. Two ground floor bedroom suites with walk-in wardrobes offer further versatility, complemented by a utility room, guest cloakroom and plant room.

Situated off Tudor Hill, alongside Sutton Park and within easy reach of Sutton Coldfield town centre, this truly individual home offers an exceptional lifestyle opportunity for discerning tenants seeking something quite extraordinary.

Approximate gross internal floor area: 2,579 sq ft (239.6 sq m).

EPC exempt.

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 located on Thomas de Beauchamp Lane, off Tudor Hill.
Sutton Coldfield train station is within walking distance and Sutton Park offers great scope for a variety of outdoor pursuits. Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets.

Description of Property
The internal layout draws on the key characteristics of the original building. Original features include exposed brickwork, bare shot blasted roof trusses and beams, restored loading bay doors and the original restored railway tracks running through the building, framed by illuminated walk on glass panels.
The focus of the contemporary style is the open plan living area which combine living with dining, illuminated under a canopy of natural light from the roof light above. A stunning 9m high vaulted ceiling creates a sense of scale and drama.
Within the ground floor accommodation is the open plan kitchen/living/dining area. A smart herringbone patterned engineered wood flooring flows through the area, enhanced underfoot by the underfloor heating. The kitchen stylishly features high gloss contemporary wall and floor units surmounted with quartz work tops. A large central island with feature hanging lighting above, separates the kitchen from the living area. Integrated ceiling speakers enable you to connect and play music from any Bluetooth device.
Additional accommodation to the ground floor include a guest cloakroom, bedroom three with bathroom, bedroom four with shower room, plant room and utility closest.
A large mezzanine with individually designed and locally made wrought iron balcony is accessed from the open plan living accommodation and provides an ideal entertaining space or additional living area.
Part of the extensive bedroom accommodation is accessed from the mezzanine. The master bedroom features a free-standing feature bath to the corner of the room together with a shower room. Bedroom 2 with shower room.
Externally, the building stands substantially in its plot with landscaped gardens to the fore and side of the property, and driveway suitable for several cars.
Double height structural double-glazed curtain walling brings further natural light into all rooms. There is the option to grow a full height hedge or install a privacy fence.

Awards
The building has won an award for sympathetic restoration from the Sutton Coldfield Civic Society and is being put forward for a prestigious RIBA design award.

Distances
Sutton Coldfield town centre 0.5 miles Lichfield 9 miles Birmingham 7 miles Birmingham International/NEC 11 miles M6 Toll (T5) 7 miles M6 (J7) 6 miles M42 (J9) 6 miles (Distances approximate)
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Services
Mains gas, water, drainage and electricity are connected.

Directions (B73 6DF)
From the centre of Sutton Coldfield take the A5127 (Brassington Avenue) and turn left onto Park Road. At the traffic island take the second exit onto Tudor Hill. Follow the road past the park and up the hill, take the third road on the right onto Thomas de Beauchamp Lane.

Terms
Tenure: Freehold
Local authority: Birmingham City Council, 0121 303 1111
Tax band: G
Average area Broadband speed: 67 Mbps









Viewings

All viewings of Station North are strictly by prior appointment with agents Aston Knowles on 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.

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Station North, Thomas De Beauchamp Lane, Sutton Coldfield, B73 6DF

Total area: approx. 239.6 sq. metres (2579.2 sq. feet) - excluding 'Mezzanine' area

Ground Floor

Approx. 145.8 sq. metres (1569.8 sq. feet)



First Floor

Approx. 93.8 sq. metres (1009.3 sq. feet)



Disclaimer

This floor plan is for illustrative purposes only.
Measurements are approximate only.
Please check all information before making any decisions.
For more information please contact the agent.
Floorplan produced by Daniel Raine Ltd

NOTES

1. Mezzanine area is excluded from all area calculations.

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