8 BELWELL LANE
FOUR OAKS
SUTTON COLDFIELD
B74 4AB

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An impressive and beautifully appointed five-bedroom detached family residence, offering approximately 3,529 sq ft of substantial and versatile accommodation, set behind electric gates within generous, private grounds.

Combining traditional character with contemporary comforts, this exceptional home has been significantly enhanced in recent years, including a substantial extension completed in 2020, Residence 9 windows throughout, extensive slate roof renewal and a replacement boiler and hot water cylinder in 2022. The result is a wonderfully spacious, well-maintained family home ready to be enjoyed by its next owners.

The accommodation is both impressive and adaptable, with three principal reception areas, a charming breakfast kitchen featuring an inglenook, family room, study, utility room and additional den, providing excellent flexibility for modern family living, entertaining and working from home.

To the first floor are five generously proportioned bedrooms, including a superb principal suite with bespoke fitted dressing room and en-suite bathroom, a further en-suite bedroom and a beautifully appointed family bathroom. Hammonds fitted furniture features in three bedrooms, whilst all three bathrooms benefit from both a separate shower and an elegant roll-top bath.

Externally, the property enjoys a particularly private setting, approached through electric gates onto an extensive gravel driveway providing ample parking, together with an integral garage with electric door. The established rear garden is predominantly level, with expansive lawns, mature planting, established hedging and paved entertaining terraces, creating a wonderful environment for family enjoyment and outdoor entertaining.

Offering an enviable combination of space, character, privacy and significant recent investment, this outstanding residence presents a rare opportunity to acquire a substantial, ready-to-move-into family home in a highly convenient and desirable location.

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 occupies an attractive position in Four Oaks, with Mere Green's shops, cafés, restaurants and everyday amenities within easy walking distance, providing an excellent level of day-to-day convenience.
The property is also well placed for access to Sutton Park, one of Europe's largest urban parks, offering extensive opportunities for walking, golf, cycling and a variety of outdoor pursuits. Sutton Park also hosted the triathlon during the Commonwealth Games.

Sutton Coldfield provides an excellent choice of shopping, dining and leisure facilities, together with a highly regarded selection of schools. The property is within the Arthur Terry catchment area, while other notable schools in the wider area include Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to make their own enquiries with the relevant education authorities regarding current school catchment arrangements and admissions criteria.
The area also provides convenient access to the region's major road and transport networks, including the M42, M6 and M6 Toll, together with Birmingham International Airport and the NEC.

## Description of Property

A substantial and exceptionally versatile five-bedroom detached family residence, extending to approximately 3,529 sq ft including the integral garage, occupying a generous and private plot with an impressive established family garden.

The property has undergone significant investment and improvement in recent years, resulting in a particularly appealing turnkey home which successfully combines traditional character with modern practicality. The principal improvements include the 2020 extension, Residence 9 windows throughout, extensive slate roof renewal, and a replacement boiler and cylinder installed in 2022.

Approached through electric gates, the property is set behind a substantial gravel driveway providing parking for multiple vehicles. This generous approach immediately establishes a strong sense of privacy and security, while also providing excellent practical provision for family life and visiting guests. An integral single garage with electric door provides further secure parking and storage.

The attractive rendered elevations are complemented by contrasting brick detailing, pitched rooflines and a number of traditional-style architectural features, including a prominent projecting bay and an attractive oak-covered entrance porch.

The extensive accommodation extends to approximately 3,337 sq ft excluding the garage, arranged over two floors and thoughtfully configured to accommodate both formal entertaining and relaxed family life.

Of particular note is the impressive breakfast kitchen, incorporating an attractive inglenook and opening naturally towards the generous family room, creating an excellent everyday living environment and a natural hub for the household.

The ground floor further provides a substantial formal reception room, separate dining room, study, utility room, cloakroom and an unusually generous den, together with the integral garage. The breadth and flexibility of these spaces provide considerable scope for modern family requirements, including home working, hobbies, entertaining and quieter areas for relaxation.

The first floor continues to impress, providing five well-proportioned bedrooms. The principal bedroom is particularly noteworthy, benefiting from a bespoke fitted dressing room and en-suite bathroom, while Bedroom Two also enjoys its own en-suite facilities. Hammonds fitted furniture is installed in three bedrooms, providing excellent built-in storage.

The property benefits from three bathrooms in total, with each incorporating both a shower and a roll-top bath, providing a pleasing combination of practicality and character. Bedrooms Three, Four and Five are complemented by the family bathroom, ensuring the accommodation is exceptionally well suited to larger households.

To the rear, the property enjoys a substantial and predominantly level garden, laid principally to lawn and enclosed by established hedging and fencing. Mature planting and trees create a pleasant degree of privacy, while paved areas provide useful space for outdoor seating and entertaining. The generous lawn offers ample room for children's play, outdoor recreation and future landscaping possibilities.

Overall, 8 Belwell Lane represents a rare combination of character, privacy, security and convenience, enhanced by generous accommodation, substantial parking, high-quality fitted storage and a significant programme of recent improvements. With Mere Green's amenities within easy walking distance, excellent local schooling including the Arthur Terry catchment, and convenient access to Sutton Park and the region's wider transport network, the property provides a compelling turnkey setting for modern family life.

## Distances

Sutton Park – 0.4 miles
Four Oaks Train Station - 0.5 miles
Sutton Coldfield - 1.2 miles
Lichfield - 7.1 miles
Birmingham - 8.3 miles
Birmingham International/NEC - 12.1 miles
M6 - 6.1 miles
M6 Toll - 11.2 miles
M42 - 11.7 miles

(Distances approximate)

## Directions from Aston Knowles

From Aston Knowles' office at 8 High Street, Sutton Coldfield, head north along High Street and continue onto Lichfield Road towards Four Oaks. At the roundabout, take the exit onto Four Oaks Road (A454), then continue towards Four Oaks. At the traffic lights, turn left onto Streetly Lane (B4151). Continue along Streetly Lane and, at the roundabout, take the appropriate exit onto Roman Road. Continue along Roman Road, then turn onto Belwell Lane. Follow Belwell Lane for approximately 1 mile, where the property will be found on the right-hand side.

## Terms

Tenure: Freehold
Local Authority: Birmingham City Council. 0121 303 1111
Tax Band: G
Average area broadband speed: 150 Mbps and full fibre available in the are









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

## Fixtures and Fittings
Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

## Viewings
All viewings are strictly by prior appointment with Aston Knowles – 0121 362 7878.

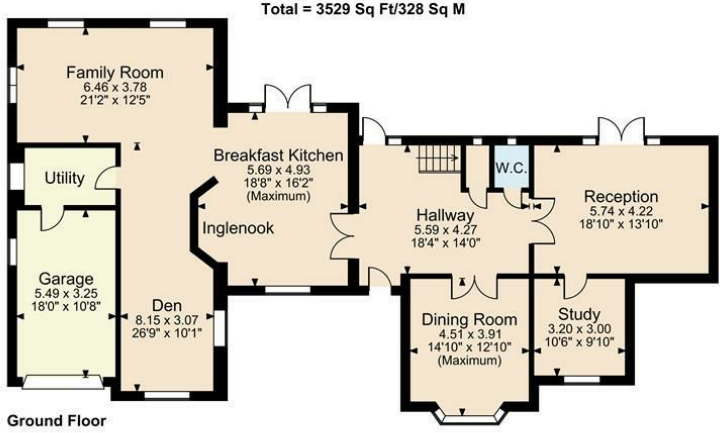
## Disclaimer
Important notice
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the 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 : September 2026
Particulars prepared September 2026

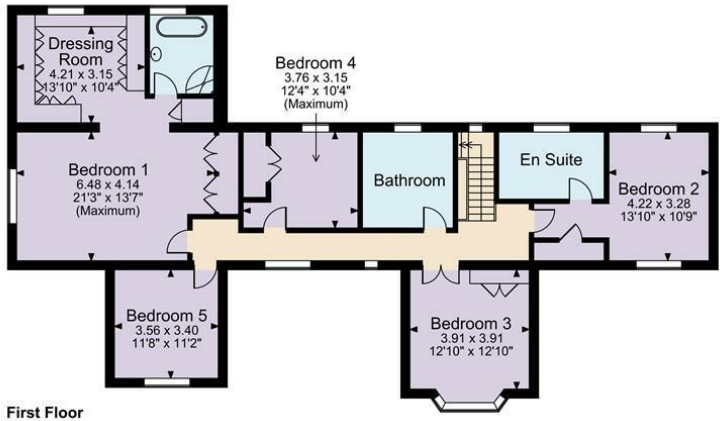
## Buyer Identity Verification Fee
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once 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.

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**Belwell Lane, Sutton Coldfield**
**Approximate Gross Internal Area**
**Main House = 3337 Sq Ft/310 Sq M**
**Garage = 192 Sq Ft/18 Sq M**
**Total = 3529 Sq Ft/328 Sq M**

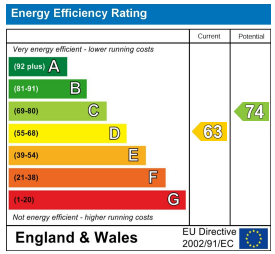



**Ground Floor**




**First Floor**

**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