

WINDY RIDGE WORCESTER LANE
SUTTON COLDFIELD
B75 5QS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A detached family residence in semi-rural Mere Green featuring a detached cottage and paddock all in approximately 1.3 acres.

A traditional style detached family house arranged over two floors with plenty of characterful features.

Upstairs there are four bedrooms providing family accommodation alongside a fully self-contained flat finished to the same high standard as the main house, ideal for dependent relatives or a home office.

Outside, double electric gates reveal a driveway leading to ample parking for numerous vehicles in addition to double garaging, the cottage, adjacent to a fenced paddock with stable.

ACCOMMODATION

Ground Floor:

Entrance hallway
Lounge
Conservatory
Kitchen/dining room
Separate dining room
Utility room
Guest cloakroom

First Floor:

Landing
Bedroom 1 with ensuite
Three further bedrooms (2 x with fitted furniture)
Family bathroom
Separate WC

Self Contained Ground Floor Flat:

Entrance hallway
Room with WC and shower
Large office accommodation / living area
Utility room

Cottage Ground Floor:

Entrance hallway
Living area
Kitchen/dining room
Storage cupboard
Guest cloakroom
Bedroom 1 with ensuite

Cottage First Floor:

Bedroom 2

Garden and Grounds:

Electric gated driveway leading to ample parking for numerous vehicles
Double garage
Two bedroom detached cottage
Fenced paddock with stable.

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

Situated in a semi-rural area in a sought-after location. Everyday amenities can be found nearby Mere Green, Four Oaks 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 is also located close by, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Arthur Terry School, Little Sutton primary school, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishops Vesseys Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

Approached from a private electric gated driveway leading to the main house and self-contained home office, together with a detached two-bedroom separate cottage.

The family house is accessed from the enclosed porch which leads to a reception hall with stairs rising to the first-floor accommodation. On the ground floor, from the hall is a formal dining room, flooded with natural light and enjoys a lovely outlook from dual aspect windows. An ideal space for entertaining guests and hosting dinner parties.

The generous L shaped lounge is another room adorned with light from its windows to the front elevation and French doors to the conservatory. The seating area has a statement focal traditional stone fireplace and a door leading to the conservatory which enjoys views of the garden.

The kitchen/breakfast room has an extensive range of attractive contrasting grey and cream shaker units with light grey work surfaces and features an integrated sink and drainer. There is a recess housing an oil-fired aga and complementary tiled splashback. Integrated appliances comprise dishwasher, a separate conventional oven and fridge. There is downlighting, ample space for a dining table for informal dining and a very pleasant study area off which has a feature brick and cast fireplace.

The spacious utility room has a further range of units with ample space and provision for domestic appliances, stainless steel sink and drainer, work surfaces and also a guest cloakroom off with WC and wash hand basin which is set into an integrated unit with cupboard beneath.

A glass door leads to the rear garden which also gives access to the self-contained separate home office/living area.

The first-floor accommodation includes the landing leading to four bedrooms, the principal bedroom is particularly spacious and has an extensive range of fitted furniture and benefits from an en suite comprising double width shower, twin wash hand basins both having vanity cupboard beneath, WC, contrasting tiling and vertical towel rail.

The family bathroom has a modern white suite comprising bath, rectangular wash basin with integrated cupboard beneath, separate shower, airing cupboard and full height tiling. There is a separate WC.

The ground floor self-contained flat is a versatile space for either living accommodation for a family member or a home office. There is a separate well-proportioned office area, leading to a second room which has a built-in storage cupboard and en suite comprising shower, pedestal wash hand basin and WC.

The detached two-bedroom cottage has accommodation which comprises a spacious living area with feature fireplace and stairs leading to the first floor. There is a wide opening to the superbly

appointed kitchen which has an excellent range of modern high and low level units with contrasting granite effect work surfaces and a one and half bowl sink and drainer. There is a ceramic hob with oven beneath and space and provision for domestic white goods. Off the main living area there is a spacious and welcoming reception hall which has a walk-in cupboard and also a cloak room having a low flush WC and wash basin. There is a ground floor bedroom with superbly appointed en-suite having a corner shower, wash hand basin, WC, attractive tiling and vertical radiator. On the first floor there is a further bedroom with feature vaulted ceiling which also incorporates two Velux roof lights. The cottage has the benefit of electric heating.

Garden and Grounds

The property is situated on the rural edge of Four Oaks is approached via private electric gates which provide access to an extensive parking area for vehicles and giving access to the main house, cottage and detached double garage. (There is a potential for a second driveway from the road to the cottage should someone wish to provide self-contained access to the cottage from Worcester Lane).

The main house enjoys pretty formal wrap around gardens which are well screened by mature hedges, borders to the lawn area, on which lies a separate paddock which has a stable. In addition, there are two useful timber workshops, greenhouse and vegetable plot.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Little Sutton Lane, turn right onto Little Sutton Road/B4151, turn left onto Grange Lane, turn right onto Worcester Lane and go through one roundabout, then the property will be on your left.

Distances

Sutton Coldfield - 2.4 miles

Birmingham - 10.7 miles

Lichfield - 7.2 miles

M6 (J7) - 7.2 miles

M6 Toll (T3) - 5.5 miles

Birmingham International/NEC - 16.4 miles

(Distances are approximate)

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

Terms

Local authority: Birmingham

Council Tax band: F

EPC rating: D

Broadband average area speed: 63 Mbps

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

Overage

The sale will be subject to an overage clause on the paddock land ONLY for a period of 10 years, at 25% uplift over the agricultural value triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural development.

Services

We understand that mains water, gas, electricity and mains sewerage 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: August 2023

Particulars prepared: August 2023

Buyer Identity Verification Fee



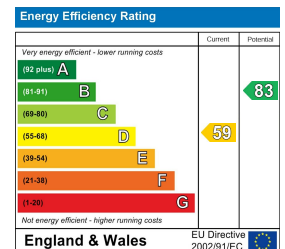


In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.

Windy Ridge



Windy Ridge, Worcester Lane, B75 5QS



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8 High Street, Sutton Coldfield, B72 1XA

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