

HARDWICK HOUSE 4A HARDWICK ROAD  
SUTTON COLDFIELD  
B74 3BU

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### Accommodation

#### Ground Floor:

Enclosed Porch

Entrance hall

Reception hall

Guest WC and Cloakroom

Main Lounge

Study area

Store room

Family room

Dining room

Kitchen, with central island

Utility room

Main Lounge with double sliding doors to conservatory

Conservatory

Gymnasium/play room with spiral staircase to bedroom number three on first floor

#### First Floor:

Principal bedroom with built-in wardrobes and ensuite bathroom

Bedroom two with walk-in dressing room and ensuite shower room

Bedroom three with second access via spiral staircase from the Gymnasium on ground floor and Study area

Bedrooms four and five with built-in wardrobes overlooking the rear garden

#### Gardens and Grounds:

Electric secure gate

Block paved driveway

Stone paved rear garden patio

Rear garden

EPC Rating: TBC

Approximate total floor area: 3,796 Sq. Ft or 352.7 Sq. Meters

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

41 Hardwick Road is located in the much sought-after Little Aston area of Sutton Coldfield. It is situated near to Little Aston Golf Club and only a few minutes' walk away from Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42. Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants.

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## Description of Property

Tucked behind a secure gate and framed by mature trees and manicured hedges, this lovely home offers generous proportions and is set within beautifully landscaped gardens.

### Ground Floor

Approached via a covered porch entrance, the home opens into a welcoming entrance hall, where pristine, polished warm oak wood flooring immediately sets the tone of quality and warmth that runs throughout. To one side, a Guest WC and Cloakroom provide convenient facilities for guests. From here, the property flows into a series of well-appointed reception rooms designed for both formality and relaxation.

The Family Room is a tranquil setting with a feature fireplace. The Store room, benefits dual access from the integral garage and via a separate side entrance making it a flexible space.

Ideal for formal dining and special occasions, the Dining Room sits adjacent to the kitchen. Here, a central island provides casual seating and workspace, complemented by integrated appliances, a pantry. A Utility Room, accessible from both the kitchen and a second side access, ensures seamless practicality.

The Main Lounge has bowed bay window, elegant fireplace, and double sliding doors leading into the Conservatory with double French doors that open out to the rear garden paved patio, perfect for alfresco entertaining.

The Gymnasium, accessed from the garden has French doors to the garden and features a striking spiral staircase leading directly to Bedroom Three on the first floor ideal for a self-contained guest suite.

A central staircase gracefully connects the ground floor to the upper level.

### First Floor

On the upper level, the landing provides access to the bedrooms and a convenient airing cupboard/storage closet.

The Principal Bedroom Suite features built-in wardrobes and drawers, and an ensuite bathroom with a wash basin set within a vanity unit and bidet. Bedroom two overlooks the serene rear gardens and includes with walk-in dressing room and its own ensuite shower room, complete with vanity unit and bidet.

Bedroom three, having a convenient study area, is accessible via the spiral staircase from the gym or the main landing which allows it the benefit of, making it ideal for extended family or a private guest retreat.

Bedrooms four and five offer lovely garden views and include built-in wardrobes, providing flexible accommodation for family members or guests.

## Gardens and Grounds

A block paved driveway provides ample parking, while a central water fountain adds a sense of tranquillity. The front gardens feature flower beds and mature border trees and hedges, creating both privacy and curb appeal. To the rear, a paved patio invites alfresco dining and entertaining, while a garden arch pergola elegantly separates the laid-to-lawn area from the formal terrace. Raised flower beds, a stone pathway, and an array of mature trees, shrubs, and hedges complete the garden, offering a peaceful retreat and picturesque views from every room.

## Distances

Sutton Coldfield town centre 2.9 miles

Birmingham City Centre 11.8 miles

Birmingham International/NEC 14.6 miles

Lichfield 7.7 miles

M6 (J7) 4.5 miles

M6 Toll (T3) 6.9 miles

(Distances are approximate)

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## Directions from Aston Knowles

From the office at 8 High Street follow the A5127 towards Lichfield Road. At the roundabout, take the second exit onto Four Oaks Road. At the next junction take a slight left onto Streetly Lane. At the roundabout, take the second exit onto Hardwick Road.

## Terms

Tenure:Freehold

Local Authorities: Lichfield

Tax Band:G

Average area broadband speed:~900 Mbs Full Fibre

## Services

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

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.





### Viewings

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

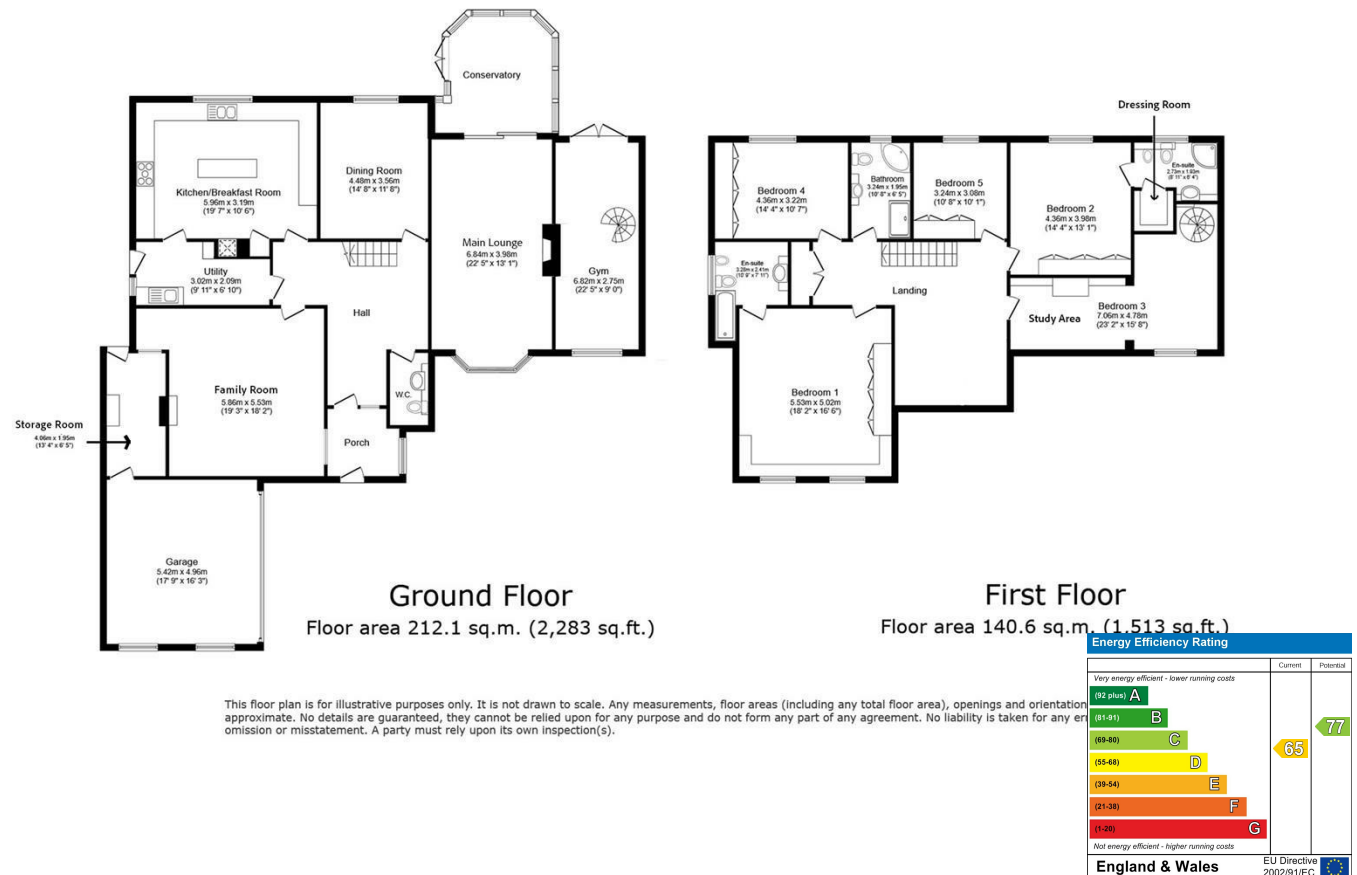
Photographs taken July 2025  
Particulars prepared July 2025

### 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.

## 4a Hardwick Road, Sutton Coldfield B74 3BU

Total floor area: 352.7 sq.m. (3,796 sq.ft.)



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