

WEEFORD ROAD
SUTTON COLDFIELD
B75 5RF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A stunning, contemporary designed new build five-bedroom family home with countryside views.

ACCOMMODATION

Ground floor: reception hall, WC, lounge, office, kitchen/breakfast room with family area, utility.

First floor: principal bedroom with en-suite, bedrooms two and three with en-suite, bedroom four and five with shared en-suite.

Basement: enclosed car lift, garage with secure parking, cinema room, gym, WC, games room.

Gardens and Grounds: sunken carp pool, gated driveway with ample parking, vast rear garden.

Approximate gross internal floor area 4,477.8 sq. Ft (416 sq. M).

EPC Rating: B



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

With countryside views front and rear, Weeford Road, although rural in feel, remains within close proximity to a wide range of amenities. The area is well served by local shops, farm shop and convenience store. Mere Green centre is only 3 minutes' drive away and affords a comprehensive range of shops, restaurants and fine bistro dining. The A38 and A5 are easily accessible and provide the commuter with quick and easy access to major motorways, such as the M42 and the M6 Toll Road.

Distances

Sutton Coldfield town centre 1.8 miles
Birmingham City Centre 14 miles
Birmingham International/NEC 14.8 miles
Lichfield 9.1 miles
M6 (J7) 7.7 miles
M6 Toll (T3) 3.9 miles

Description of Property

Presenting this spectacular, high specification and superbly appointed new build five-bedroom family home featuring cantilever rear elevations blended with feature stone and Juliet balconies with large, glazed areas providing a light and bright internal environment to enjoy. The property boasts luxurious accommodation across approximately 5000 square feet, which is all beautifully presented throughout with a meticulous eye for detail.

As you enter the reception hall, the office, with front aspect is on your right and flooded with natural light through the sliding glass doors, the perfect environment for working from home. On your left is the living room featuring a bespoke fireplace that is visible between the living room and the reception hall.

The kitchen/breakfast room is superbly designed with rear aspect and stunning bifolding doors, making this a magnificent space to enjoy the warmer months. It boasts a range of wall and base units, and island with induction hob and integrated wine fridge. The island is extended to provide seating for informal dining or entertaining. Beyond the kitchen is space for a dining table and family area that looks out onto the sunken carp pool, a stunningly unique feature.

Upstairs comprises of five double bedrooms all with en-suites. Four out of the five bedrooms are complimented by fabulous Juliet balconies with large sliding glass doors, flooding the accommodation with natural light.

A fantastic basement suite of rooms including cinema room, gym and games room with underground garage secure parking is accessed from the kitchen/breakfast room via a staircase with characterful exposed brickwork.

The ultimate definition of a smart home, the specification includes Control 4 Smart Home system controlling lighting and audio visual. The Stiebel Eltron air source heat pump, ventilation and heat recovery system provide an economical heat source with balanced underfloor heating between zones and over three floors. The very latest solar photovoltaic panels compliment this already energy efficient home.

Gardens and Grounds

The property is accessed through private electric gates leading onto the driveway that provides ample space for parking. The enclosed car lift is

located to the left of the entrance and lowers down into the secure parking in the underground garage.

The rear garden is vast in size and is lined with established trees and shrubs. The rear of the property is met with a large patio area surrounding the sunken carp pool, a stunning location for entertaining and al fresco dining. The garden also features a covered area perfect for seating or a Jacuzzi.

Services

We understand that mains water, drainage, electricity, and gas are connected. The Stiebel Eltron air source heat pump, ventilation and heat recovery system provide an economical heat source with balanced underfloor heating between zones and over three floors. The very latest solar photovoltaic panels compliment this already energy efficient home.

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.

Directions

From the office at 8 High Street head south-east on High Street/A5127 towards Coleshill Street. Continue straight onto Coleshill Street, then turn left onto Rectory Road. After about half a mile turn left onto Bedford Road, continue for another half a mile and then turn right onto Tamworth Road. In 0.2 miles turn left onto Weeford Road and the property will be on your left, Broad View.

Terms

Tenure: Freehold
Local Authorities: Birmingham
Tax Band: H
Average area broadband: 150 Mbps

Viewings

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

Auction Disclaimer

This Property is Being sold by Aston Knowles Modern Method of Auction

Aston Knowles Modern Method of Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including regulated searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles Auction Team to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £12,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Auction Team.





Disclaimer

Important notice

* Photos are for illustrative purposes only.

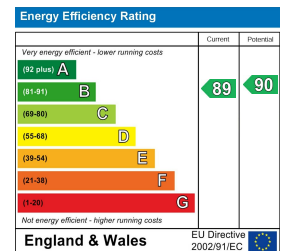
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars 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 February 2022

Particulars prepared March 2022

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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