

51 SOMERVILLE ROAD
SUTTON COLDFIELD
B73 6HH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This substantial, detached period-style residence opens through an enclosed porch into a welcoming entrance hallway and staircase area leading to both floors. The ground-floor layout is perfectly designed for both family life and formal entertaining, featuring a spacious drawing room, an elegant dining room, a separate study, and a light-filled garden room. The practical everyday spaces include a fitted kitchen supported by an adjoining utility, pantry, and storage room, along with a convenient ground-floor WC and cloakroom. Upstairs, the first-floor landing leads to four well-proportioned bedrooms—including a luxurious principal bedroom—all served by an airing cupboard and a well-appointed family bathroom featuring a separate shower enclosure. The property is positioned within beautiful, established grounds, starting with a grand front elevation framed by mature deciduous trees and hedging on both sides. A broad tarmac and stone-effect driveway sweeps across the front of the home, providing ample parking and access to an integrated garage on the left-hand side, which features a separate adjacent pedestrian door. A generous front garden with a neat lawn and established planted borders enhances the home's impressive kerb appeal. To the rear, the accommodation flows out into an extensive lawned garden complete with dedicated patio seating areas, a peaceful water feature, and charming garden ornaments, creating a private and scenic outdoor sanctuary.

EPC Rating:D

Approximate total floor area including garage: 2664 Sq. Ft or 248 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

Situated in the well-regarded area of Sutton Coldfield. The property benefits from being on the south side of Sutton Coldfield, within easy access to Birmingham which is approximately 6 miles away. It is also within walking distance of Sutton Coldfield town centre providing an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Wyndley Leisure Centre and Sutton Park are nearby offering great scope for a variety of indoor and outdoor pursuits.

Description of Property

An impressive and particularly attractive detached period residence occupying a prominent position on Somerville Road, Sutton Coldfield, enjoying a wonderful combination of substantial accommodation, striking architectural character, and established landscaped gardens. Approached via a generous sweeping driveway providing ample parking and access to the integral double garage, the property immediately conveys a sense of grandeur, with its handsome red-brick elevations, steeply pitched tiled roof, multiple substantial chimney stacks, and an array of distinctive projecting bay windows. Mature trees, shrubs, and well-established borders provide an attractive and private setting, whilst the traditional detailing of the house gives it considerable kerb appeal. The impressive reception hall provides access to the principal ground-floor rooms and the staircase rising to the first floor. The drawing room is a particularly elegant reception space, distinguished by its striking curved bow window and feature fireplace, whilst the adjoining dining room provides an excellent setting for more formal entertaining and benefits from French doors leading outside. The separate study is another generously proportioned room and enjoys the benefit of its own attractive curved bay window, providing a pleasant environment for home working or quiet relaxation. The fitted kitchen is complemented by a useful utility room, with excellent ancillary storage provided by the adjoining pantry and store. A further highlight is the separate garden room, which enjoys a light and attractive outlook and incorporates French doors, making it equally suitable as a garden sitting room, hobby room, or informal retreat. A ground-floor cloakroom and enclosed porch complete the principal accommodation on this level. To the first floor are four well-proportioned bedrooms, including an exceptionally generous principal bedroom with its own impressive curved bay window. Bedrooms Two and Three are also particularly well sized, with Bedroom Three benefiting from a further attractive projecting bay, whilst Bedroom Four provides a versatile fourth bedroom or guest accommodation. The bedrooms are beautifully served by a well-appointed family bathroom and a useful airing cupboard. Throughout, the accommodation benefits from the architectural features associated with this distinctive period property, most

notably the repeated use of curved bay windows, tall multi-pane glazing, attractive brick detailing, and substantial chimney stacks. The combination of generously proportioned rooms and versatile ancillary spaces creates a home which is both impressive for entertaining and eminently practical for modern family life. The property features a spacious, multi-tiered English country garden that perfectly blends outdoor living with natural charm. Directly behind the home is a large stone patio, bordered by rockeries approached by steps from the, first patio having tiered flower beds, and plenty of space for outdoor furniture and a parasol. The patio also includes a classic stone sun-dial and a charming wildlife pond. Beyond the patio, the grounds open up to a large, well-kept lawn with space for a bistro set. The lawn is framed by established borders filled with shrubs and mature trees. Surrounded by tall privacy hedging and mature trees, the garden offers a peaceful and private outdoor retreat.

Distances

Sutton Coldfield town centre: 0.8 miles
Birmingham city centre: 6 miles
Lichfield town centre: 10 miles
Birmingham International/NEC : 13 miles
M6 (J6): 4 miles
M6 Toll (T3): 5 miles
M42 (J9): 8 miles

(Distances are approximate).

Directions from Aston Knowles

Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Birmingham. At the traffic lights by Beeches Walk turn right onto Jockey Road (A453). Take the first right into Somerville Road.

Terms

Tenure: Freehold
Local authority: Birmingham City Council
Council Tax band: G
Average area broadband speed: 150 Mbps. Full Fibre also available

Services

We understand that mains water, gas and electricity are all 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.

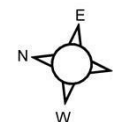
Viewings

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





Somerville Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2330 Sq Ft/217 Sq M
Garage & Store = 334 Sq Ft/31 Sq M
Total = 2664 Sq Ft/248 Sq M



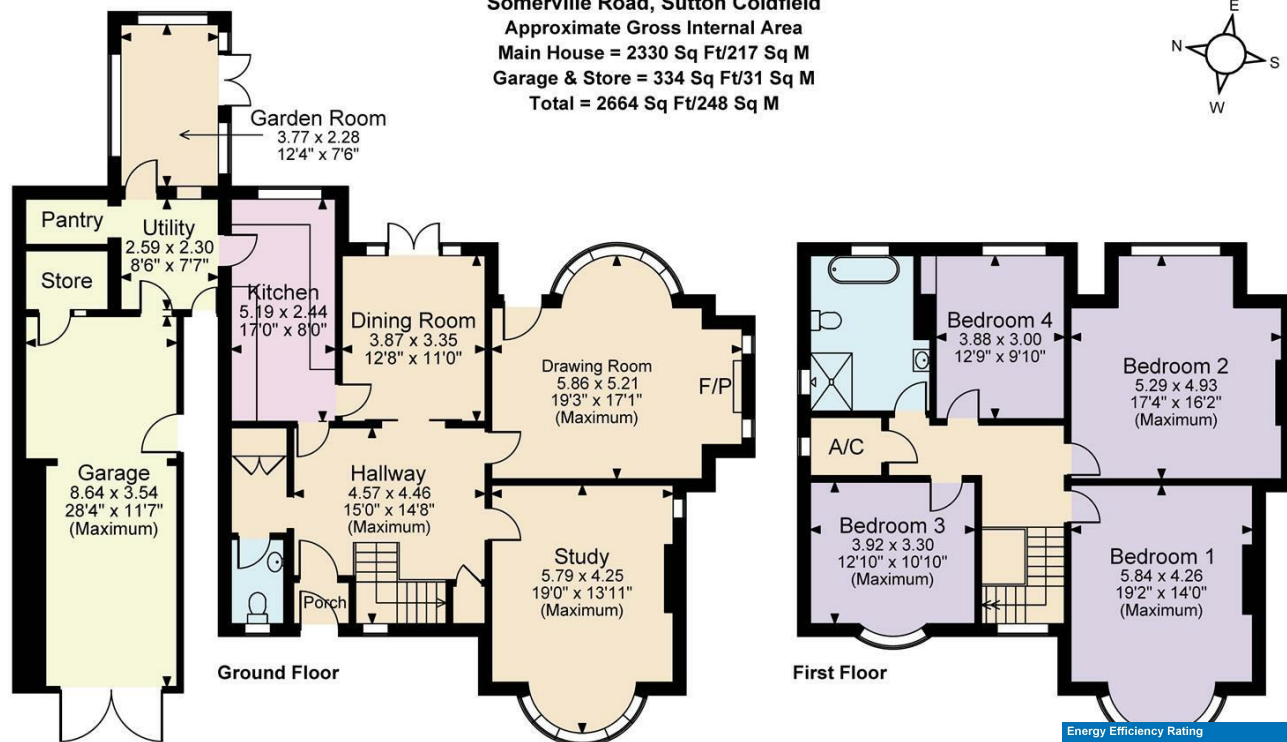
Disclaimer

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 2026
 Particulars prepared: September 2026

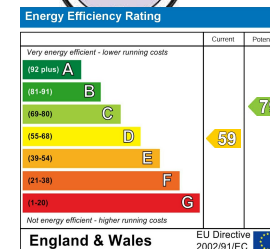
Buyer Identity Verification Fee

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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