

2 ELFORD CLOSE  
STREETLY  
SUTTON COLDFIELD  
B74 3LZ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A beautifully proportioned and well presented family home, extending to approximately 2,695 sq. ft situated in a small private gated development.

The ground floor features a spacious reception hallway, formal dining room, a cosy snug, generous drawing room with French doors opening onto the garden patio. A well-equipped open-plan kitchen with integrated appliances adjoins a secondary dining area, also with French doors to the garden, while a utility room and guest WC provide additional convenience.

Upstairs, the principal bedroom benefits from an ensuite shower room and a walk-in dressing room (which could also be used as bedroom five), originally designed as bedroom five and easily reinstated if required. Bedroom two also enjoys an ensuite bathroom, while bedrooms three and four are served by a family bathroom.

Externally, the property offers a block-paved driveway with ample parking, an integrated double garage, and a private rear garden featuring a slate-paved patio terrace, lawn, storage shed, and rear access gate.

EPC rating: C

Approximate total floor area: 2695 Sq. Ft or 250 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

boasts a prime location within a private gated estate just off Featherston Road, renowned as one of Sutton Coldfield's most esteemed streets, and close to the day to day amenities of Streetly village which includes a number of convenience stores, well-regarded eateries, a barber's, ladies clothing boutiques, salons, and an independent coffee shop.

In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre, 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.

Local Schools include Manor Primary School, Streetly Academy, Bishop Vesey's 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.

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

## Description of Property

This impressive and beautifully arranged family home offers generous living accommodation across two floors, complemented by a private rear garden and well-appointed interior spaces ideal for both family life and entertaining.

### Ground Floor

The property is approached via a canopy-covered entrance leading into an elegant reception hallway featuring striking black marble flooring and a staircase with traditional wooden banisters rising to the first floor. To the front of the home, a formal dining room enjoys attractive bow bay windows overlooking the front aspect, creating a bright and welcoming space for entertaining. A cosy snug, positioned to the side of the property, overlooks the driveway and offers a comfortable retreat for more relaxed living.

The hallway also provides access to a convenient guest WC and double doors that open into the spacious drawing room, complete with a feature fireplace and French doors leading directly onto the rear garden patio, allowing natural light to flood the room and creating an excellent connection between indoor and outdoor living.

The open-plan kitchen is well equipped with modern integrated appliances and extensive cabinetry, offering ample storage and preparation space. A side window provides additional natural light and views towards the side of the property. Adjacent to the kitchen is a secondary dining area, ideal for informal family meals, which also benefits from French doors opening onto the rear garden patio.

A utility room, accessed from the kitchen, offers additional practical space and provides secondary access to the side of the property.

### First Floor

The staircase rises to a substantial gallery landing incorporating airing and storage cupboards. The principal bedroom is generously proportioned,

enjoying views over the front of the property, and benefits from a private ensuite shower room together with an adjoining dressing room fitted with built-in wardrobes; originally designed as bedroom five, this space could easily be reinstated as an additional bedroom if required, offering excellent flexibility for a growing family or changing lifestyle needs. Bedroom two overlooks the garden and also benefits from built-in wardrobes and its own ensuite bathroom with separate shower. Bedrooms three and four provide further well-sized accommodation, with bedroom three overlooking the rear garden and bedroom four enjoying views to the front. A well-appointed family bathroom, also featuring a separate shower, serves the remaining bedrooms.

### Gardens and Grounds

Externally, the property benefits from a block-paved driveway providing ample parking and leading to an integrated double garage, which also offers convenient internal access to the utility room. To the rear, the home enjoys a private, secure garden enclosed by fencing. A cream-coloured slate-paved patio terrace provides an ideal setting for outdoor entertaining and alfresco dining during the warmer months. The garden further features a lawned area, a storage shed, and a rear access gate.

## Distances

Sutton Coldfield - 3.5 miles  
Sutton Park - 0.5 miles  
Four Oaks Train Station - 2.3 miles  
Lichfield - 8.0 miles  
Birmingham - 7.8 miles  
Birmingham International/NEC - 13.8 miles  
M6 - 4.7 miles  
M6 Toll - 11.1 miles  
M42 - 12.3 miles

(Distances approximate)

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## Directions

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, slight left onto Streetly Ln/B4151, at the roundabout continue straight onto Hardwick Rd, turn left onto Featherston Rd, turn right onto Elford Close.

## Terms

Tenure: Freehold  
Local Authority: Walsall Council  
Tax Band: G  
Broadband average area speed: 150 Mbps, 500 Mbps and 900 Mbps full fibre also available

## Services

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

## Fixtures and Fittings

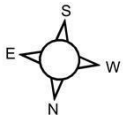
These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Viewings

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



**Elford Close, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2401 Sq Ft/223 Sq M**  
**Double Garage = 294 Sq Ft/27 Sq M**  
**Total = 2695 Sq Ft/250 Sq M**



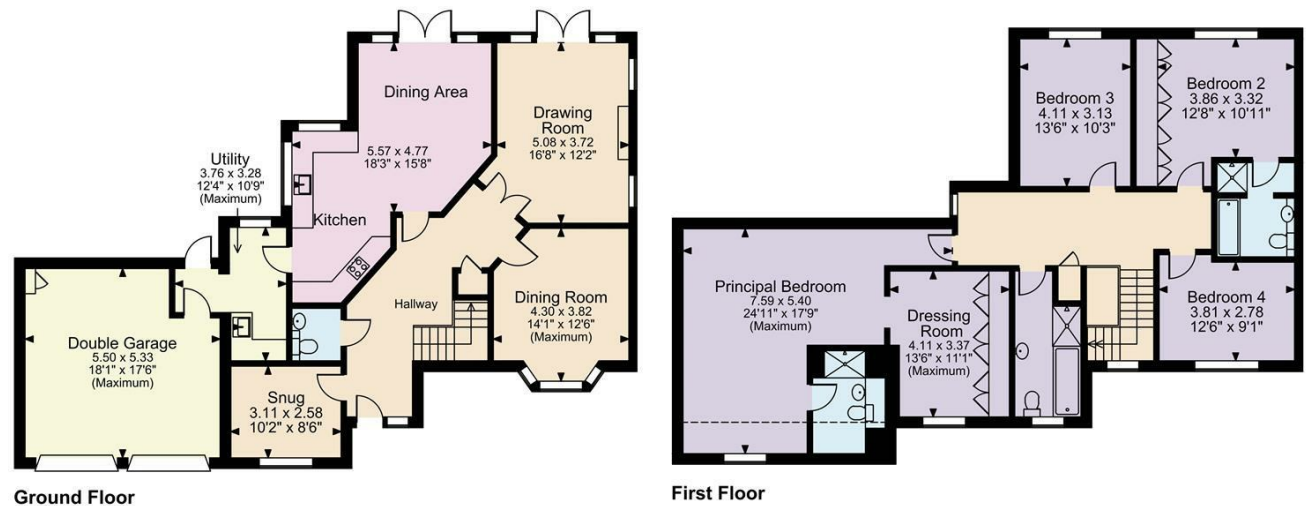
## Disclaimer

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: March 2026  
 Particulars prepared: March 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.



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 76      | 78        |
| EU Directive 2002/91/EC                     |  |         |           |

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**8 High Street, Sutton Coldfield, B72 1XA**

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