

STATION NORTH 9 THOMAS DE BEAUCHAMP
LANE
SUTTON COLDFIELD
B73 6DF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

AN EXCITING OPPORTUNITY TO LET A PIECE OF SUTTON COLDFIELD HISTORY: THE UNIQUE CONVERSION OF THE GRADE II LISTED FORMER ROYAL MAIL GOODS STATION INTO AN IMPOSING OPEN PLAN RESIDENCE.

The former Grade II listed Goods station has been sensitively transformed into a grand four-bedroom home. The award-winning conversion was undertaken by regional property experts Venture SPP, who have restored and transformed this listed building, situated off Tudor Hill running alongside Sutton Park. Conveniently located in the heart of Sutton Coldfield, the historic building has been redeveloped to the highest of specifications into a contemporary 3000 square foot space. Perfect for an owner occupier looking for a totally unique and bespoke home.

Ground floor:

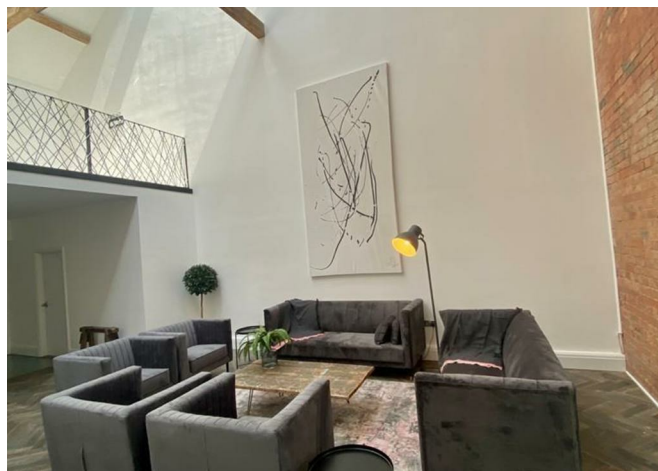
Immense open plan 10m x 10m living/kitchen/dining space
Bedroom 3 with bathroom and walk in closet
Bedroom 4 with shower room and walk in closet
Guest cloakroom
Utility room
Plant room

First Floor:

Galleried Mezzanine Lounge area 8m x 4m
Master bedroom with Freestanding bath under skylight - perfect for stargazing, shower room
Guest bedroom with shower room

Approximate gross internal floor area 2579.2 square feet (239.6 square metres). EPC exempt.

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

The property is located on Thomas de Beauchamp Lane, off Tudor Hill.

Sutton Coldfield train station is within walking distance and Sutton Park offers great scope for a variety of outdoor pursuits. Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets.

Description of Property

The internal layout draws on the key characteristics of the original building. Original features include exposed brickwork, bare shot blasted roof trusses and beams, restored loading bay doors and the original restored railway tracks running through the building, framed by illuminated walk on glass panels.

The focus of the contemporary style is the open plan living area which combine living with dining, illuminated under a canopy of natural light from the roof light above. A stunning 9m high vaulted ceiling creates a sense of scale and drama.

Within the ground floor accommodation is the open plan kitchen/living/dining area. A smart herringbone patterned engineered wood flooring flows through the area, enhanced underfoot by the underfloor heating. The kitchen stylishly features high gloss contemporary wall and floor units surmounted with quartz work tops. A large central island with feature hanging lighting above, separates the kitchen from the living area. Integrated ceiling speakers enable you to connect and play music from any Bluetooth device.

Additional accommodation to the ground floor include a guest cloakroom, bedroom three with bathroom, bedroom four with shower room, plant room and utility closet.

A large mezzanine with individually designed and locally made wrought iron balcony is accessed from the open plan living accommodation and provides an ideal entertaining space or additional living area. Part of the extensive bedroom accommodation is

accessed from the mezzanine. The master bedroom features a free-standing feature bath to the corner of the room together with a shower room. Bedroom 2 with shower room.

Externally, the building stands substantially in its plot with landscaped gardens to the fore and side of the property, and driveway suitable for several cars. Double height structural double-glazed curtain walling brings further natural light into all rooms. There is the option to grow a full height hedge or install a privacy fence.

Awards

The building has won an award for sympathetic restoration from the Sutton Coldfield Civic Society and is being put forward for a prestigious RIBA design award.

Distances

Sutton Coldfield town centre 0.5 miles Lichfield 9 miles Birmingham 7 miles Birmingham International/NEC 11 miles M6 Toll (T5) 7 miles M6 (J7) 6 miles M42 (J9) 6 miles (Distances approximate) 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.

Services

Mains gas, water, drainage and electricity are connected.

Directions (B73 6DF)

From the centre of Sutton Coldfield take the A5127 (Brassington Avenue) and turn left onto Park Road. At the traffic island take the second exit onto Tudor Hill. Follow the road past the park and up the hill, take the third road on the right onto Thomas de Beauchamp Lane.

Terms

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: G

Average area Broadband speed: 67 Mbps





Viewings

All viewings of Station North are strictly by prior appointment with agents Aston Knowles on 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 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.

Station North, Thomas De Beauchamp Lane, Sutton Coldfield, B73 6DF

Total area: approx. 239.6 sq. metres (2579.2 sq. feet) - excluding 'Mezzanine' area

Ground Floor

Approx. 145.8 sq. metres (1569.8 sq. feet)



Disclaimer

This floor plan is for illustrative purposes only. Measurements are approximate only. Please check all information before making any decisions. For more information please contact the agent. Floorplan produced by Daniel Raine Ltd

First Floor

Approx. 93.8 sq. metres (1009.3 sq. feet)



NOTES

1. Mezzanine area is excluded from all area calculations.



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