

34 LICHFIELD ROAD  
SUTTON TRINITY  
SUTTON COLDFIELD  
B74 2FF

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Freehold Investment Opportunity – £35,150 per annum income

A rare opportunity to acquire two substantial duplex apartments together with the freehold of a landmark Grade II listed building in central Sutton Coldfield. The properties are fully let on ASTs producing £32,400 per annum, with an additional £2,750 ground rent income (tbc), totalling £35,150 per annum. Ideally positioned within walking distance of the town centre and train station, offering strong tenant demand and long-term investment potential.

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 occupies a prime and highly accessible position on Lichfield Road, within walking distance of Sutton Coldfield town centre and Sutton Coldfield railway station, providing direct services to Birmingham and connections beyond.

The surrounding area offers a wide range of amenities including:

- Shops, cafés and restaurants within the town centre
- Mere Green with Waitrose, M&S and Sainsbury's
- The expansive Sutton Park, one of Europe's largest urban parks

Whilst the property does not benefit from allocated parking, its central location ensures that day-to-day amenities, transport links and leisure facilities are all readily accessible on foot. This has proven highly attractive to tenants seeking convenience and lifestyle, supporting strong occupancy levels.

The property also benefits from excellent road connectivity via the M42 and M6, enhancing its appeal to commuters.

## Description

An exceptional opportunity to acquire a fully income-producing residential investment comprising two substantial duplex apartments together with the freehold interest of The Old Art School, a landmark Grade II listed building in the heart of Sutton Coldfield.

This striking early 20th century building, originally constructed as Sutton Coldfield's School of Art and later forming part of Sutton Coldfield College, has been sympathetically converted into a collection of high-quality apartments, retaining its architectural integrity and period character.

With all other units now sold, this represents a rare chance to secure the final remaining apartments within the development, alongside the long-term benefit of the freehold interest.

### Investment Summary

- Apartment 8 – 2 Bedroom Duplex (approx. 1,065 sq ft)  
Let on AST at £1,400 pcm (£16,800 per annum)
- Apartment 11 – 2 Bedroom Duplex (approx. 1,235 sq ft)  
Let on AST at £1,300 pcm (£15,600 per annum)
- Freehold Interest

Producing ground rent income of £2,750 per annum (subject to confirmation)

Total Income: £35,150 per annum

The properties are fully let and income-producing, offering an immediate return with scope for future rental growth.

### Apartment 8

A well-configured duplex apartment offering spacious open-plan living accommodation, incorporating a modern fitted kitchen with integrated appliances and a bright living/dining area enhanced by high ceilings and large windows. The property provides two double bedrooms and a stylish bathroom, finished in a contemporary style whilst retaining elements of the building's original character.

The overall specification and layout ensure strong ongoing tenant demand, particularly amongst professional occupiers.

### Apartment 11

Extending to approximately 1,235 sq ft, Apartment 11 is the larger of the two units and offers particularly generous, well-balanced accommodation across two floors.

The apartment centres around an impressive open-plan living and dining space, complemented by a modern shaker-style kitchen with integrated appliances, Belfast sink and distinctive tiled flooring; combining practicality with strong visual appeal.

There are two substantial double bedrooms, both benefiting from rooflight windows which enhance natural light and create a sense of volume and space rarely found in comparable apartments.

The main bathroom is a key feature, incorporating a freestanding roll-top bath and decorative tiling, supported by an additional separate W/C, further enhancing the functionality of the layout.

The apartment presents to a high standard throughout and offers a compelling blend of character and modern living, contributing to its consistent rental performance.

## Directions

From the agents' office at 8 High Street, continue to follow A5127 onto Lichfield Rd and the Old Art School is just after Sutton college on the right hand side.

## Distances

Four Oaks Train Station - 0.8 miles  
Sutton Park - 1.0 miles  
Sutton Coldfield - 0.2 miles  
Lichfield - 8.3 miles  
Birmingham - 7.5 miles  
Birmingham International/NEC - 12.8 miles  
M6 - 5.7 miles  
M6 Toll - 7.8 miles  
M42 - 9.9 miles

(Distances approximate)





### Terms

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

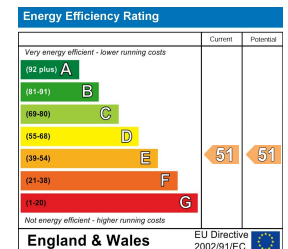
### Disclaimer

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: February 2024  
Particulars prepared: February 2024

### Buyer Identification 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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