25 HILL VILLAGE ROAD
FOUR OAKS
SUTTON COLDFIELD
B75 5BQ

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully presented three-bedroom family home offering generous living accommodation, attractive gardens just a short walk from Mere Green.

The ground floor is arranged around a welcoming entrance hall and offers a well-balanced combination of formal and everyday living space. There is a separate dining room, a generous rear-facing lounge with attractive box bay windows, a fitted kitchen and a versatile breakfast/day room opening directly onto the rear garden patio. A separate utility room together with an adjoining guest cloakroom, adds further practicality.

To the first floor are three bedrooms, including a particularly generous principal bedroom overlooking the rear garden, a well-proportioned second bedroom and a comfortable third bedroom. These are served by a beautifully appointed family bathroom, finished with striking black and white marble-style tiling from floor to ceiling.

Outside, the property is approached across an attractive brick-paved driveway and forecourt, providing access to the integral garage and complemented by mature planting. To the rear is a beautifully established garden centred around a generous lawn and framed by mature trees, shrubs and colourful planted borders. A substantial paved and gravelled terrace creates an ideal setting for outdoor dining and entertaining, with additional seating areas positioned throughout the garden and a useful garden outbuilding completing the space.

EPC Rating: D

Approximate total floor area: TBC

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

One of the property's greatest assets is its superb location, positioned just a two-minute walk from the centre of Mere Green and within the catchment area for the highly regarded Arthur Terry School.

Mere Green offers an excellent range of everyday amenities, with Mulberry Walk providing a choice of cafés, bars and restaurants alongside supermarkets including M&S Foodhall and Sainsbury's. Sutton Park, one of Europe's largest urban parks, is also close by and offers extensive opportunities for walking, cycling, golf and outdoor recreation.

The area is exceptionally well connected, with Butlers Lane railway station providing regular services into Birmingham, while the wider road network gives convenient access to regional centres and the motorway system.

Families are particularly well served for education, with Arthur Terry School nearby alongside a number of highly regarded schools across Sutton Coldfield and the surrounding area, including Bishop Vesey's Grammar School and Sutton Coldfield Grammar School for Girls.

There is also an excellent choice of golf courses nearby, including Little Aston, Moor Hall, Aston Wood and Druids Heath.

Purchasers are advised to check current school catchment areas and admission criteria directly with the relevant local authority.

Description

Occupying an enviable position just a short walk from the heart of Mere Green, is this charming cottage-style home. Behind its characterful exterior lies deceptively generous and beautifully presented accommodation, thoughtfully arranged over two floors and combining traditional appeal with the flexibility required for modern family life. The principal living spaces are light and enjoy a wonderful connection with the established rear garden, while the highly convenient setting places local shops, cafés, restaurants, transport links and highly regarded schooling all within easy reach.

The property is approached via a welcoming entrance hall giving access to the principal reception rooms, kitchen and staircase rising to the first floor. To the front, the dining room provides an elegant setting for family meals and more formal occasions, whilst the principal lounge occupies a particularly enviable position to the rear of the property. Generously proportioned and exceptionally inviting, this impressive reception room is centred around an ornate white-painted fireplace with a classical surround and traditional black cast-iron-style fire. Decorative cornicing and an intricately patterned ceiling further enhance the room's period character.

Of particular note are the full-width bi-folding doors, which open directly from the lounge onto the rear terrace and garden allowing the room to be filled with natural light.

The modern fitted kitchen is conveniently positioned to the side of the property, whilst beyond lies the highly versatile breakfast and day room. This is a superb addition to the living accommodation and one which lends itself particularly well to contemporary family life.

A separate utility room is accessed from the side of the property and a guest cloakroom is conveniently positioned beyond, completing the ground floor accommodation.

The first floor is approached via the staircase from the hall, which rises to the landing giving access to the bedroom accommodation and family bathroom. The principal bedroom enjoys a delightful outlook over the rear garden. Bedroom two overlooks the front of the property, enjoying an attractive outlook over the property's frontage, whilst bedroom three provides a more intimate and cosy room, ideally suited to a child's bedroom, guest accommodation or private study.

Completing the first floor is the family bathroom, where dramatic black and white marble tiling extends from floor to ceiling.
Outside, the rear garden is a particular delight and forms an important extension of the living accommodation. Thoughtfully landscaped and beautifully established, it combines a generous terrace, well-maintained lawn and an abundance of mature planting, flowering borders, established shrubs and trees. The terrace immediately adjoining the house provides an ideal setting for alfresco dining and summer entertaining, whilst the lawn beyond creates a wonderful sense of openness and depth. Mature hedging and fencing provide an excellent degree of privacy, while a succession of planted borders and seating areas introduces interest and creates several appealing vantage points from which to enjoy the surroundings.

Distances

Distances:
- Mere Green - 0.2 miles
- Little Aston Golf Club - 1.4 miles
- Moor Hall Golf Club - 2.1 miles
- Butlers Lane Railway Station - 0.6 miles
- Sutton Coldfield - 2.5 miles
- Lichfield - 6.2 miles
- Birmingham - 9.7 miles
- Birmingham International/NEC - 15.6 miles
- M6 - 6.4 miles
- M6 Toll - 10.0 miles
- M42 - 12.4 miles

(Distances approximate)

Services

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

Terms

- Tenure: Freehold
- Local Authority: Birmingham City Council
- Tax Band: E
- Average area Broadband Speed: 150 Mbps. Full Fibre also available.

Directions

Directions from Aston Knowles:
From the agents' office at 8 High Street, turn right onto High St/A5217, at the roundabout take the 3rd exit onto Lichfield Rd/A5127, at the roundabout take the 3rd exit onto Hill Village Road and the property can be found on the left hand side.

Fixtures and Fittings

All items unless specifically reffered to in these details are excluded from the sale of the house and will be available only by negotiation.

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.

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.

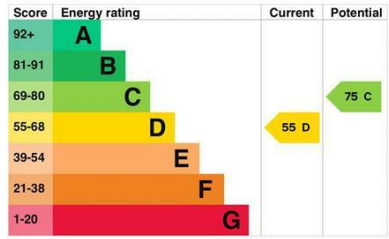
- Photographs taken: August 2026
- Particulars prepared: August 2026

Buyer Identfication Fee

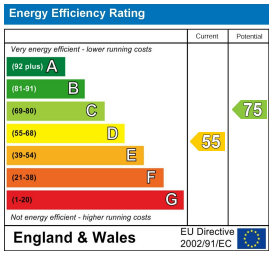
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.

ASTON KNOWLES

Hill Village Road Sutton Coldfield B75 5BQ
Approximate Gross Internal Area
Total = 1378 SQ FT / 128 SQ M







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 importance 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.

8 High Street, Sutton Coldfield, B72 1XA
0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com