

2 HIGH STREET
SUTTON COLDFIELD
B72 1XA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A recently refurbished, Georgian townhouse residence occupying a prestigious position on High Street, Sutton Coldfield overlooking the remarkable Holy Trinity Church.

The accommodation set over three-stories comprises to the ground floor, a modern open plan layout featuring stylish kitchen/breakfast room, versatile dining room/sitting room and WC plus access to a generous basement. The first floor features two double bedrooms or a large double bedroom, contemporary bathroom and lounge and to the second floor two further double bedrooms and shower room (which could form a fabulous master bedroom suite across the entire second floor). Two allocated secure parking spaces and rear amenity space.

Available immediately.

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 situated in the heart of Sutton Coldfield town centre, with an abundance of amenities at its doorstep.

The premises are highly accessible with Sutton train station just a short 4-minute walk away and the M6 4-miles to the south. The local train station provides quick links to Birmingham City Centre and Lichfield Trent Valley.

Also nearby is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

Description of Property

The recently refurbished, Georgian townhouse residence occupies a prestigious position on High Street Sutton Coldfield overlooking the remarkable Holy Trinity Church.

The iconic property of traditional construction has been sympathetically restored and fashionably designed. The accommodation set over three-stories comprises to the ground floor, a modern open plan layout featuring stylish kitchen/breakfast room, versatile dining room/sitting room and WC plus access to a generous basement. The first floor features two double bedrooms or a large double bedroom, contemporary bathroom and lounge and to the second floor two further double bedrooms and shower room (which could form a fabulous master bedroom suite across the entire second floor).

Gardens and Grounds

There is an amenities space outside that is shared with the 6 plots to the rear of the house included in the lease to this property together with two dedicated car parking spaces at the rear accessible from Midland Drive or via the arch at 5 Coleshill Street.

Distances

Sutton Coldfield town centre 0.5 miles

Lichfield 9.0 miles

Birmingham City Centre 6.5 miles

Birmingham International/NEC 10.5 miles

(Distances approximate)

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Services

The building has mains services connected including gas, water and electricity.

Viewings

Strictly by appointment through the Sole Selling Agents
– Aston Knowles
0121 362 7878

Disclaimer

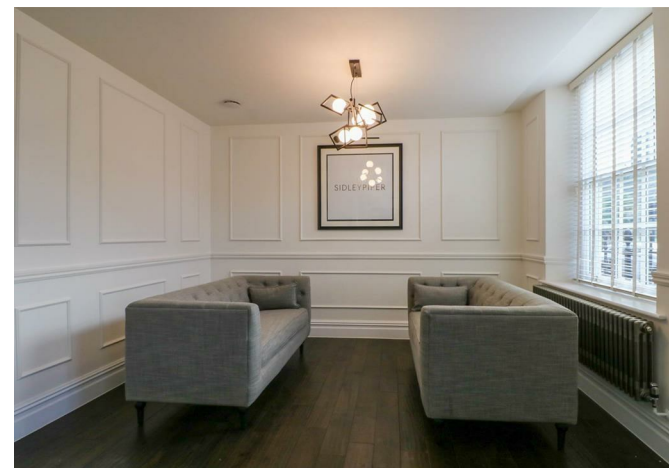
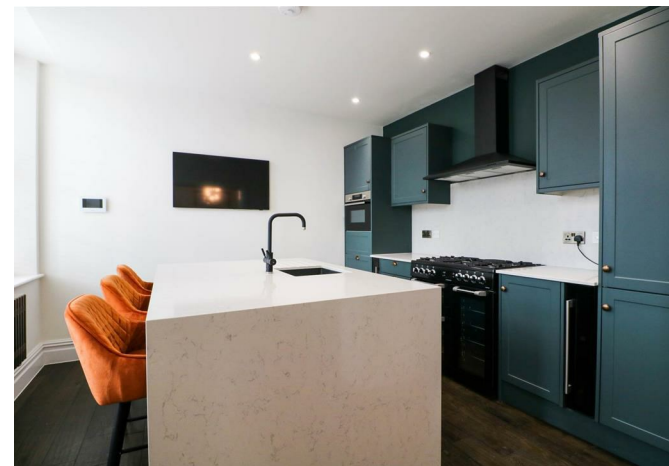
Important notice

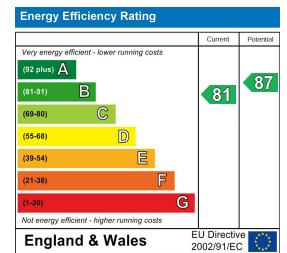
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Particulars prepared December 2022

Photographs taken December 2022

Terms





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