

3 RYKNILD CLOSE
SUTTON COLDFIELD
B74 4UP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A wonderful detached family home in convenient location with accommodation to comprise of:

Ground floor:

- Covered porch
- Doors with glass panes
- Entrance hallway with wood flooring
- Drawing room with fireplace and wood flooring
- Guest WC and Cloak room
- Dining room with sliding doors opening onto the patio area of the rear garden and access from drawing room
- Kitchen with ample storage, and work surface, double oven and extractor fan about cooking hob and family breakfast bar
- Utility room with stone tile flooring and side access to rear garden
- Wood and glass pane staircase to first floor
- Underfloor heating

First floor:

- First floor landing
- Principal bedroom with built-in closets and ensuite shower room
- Bedroom number two with built in wardrobes with views of the front of the house
- Bedroom number three with built-in closets overlooking the rear garden
- Bedroom number four with built-in wardrobes with views of the rear garden

Gardens and Grounds

- Private stone brick-paved driveway
- Integral double garage with side access door opening onto the rear garden
- Brick paved patio area
- Laid to lawn area
- Mature trees and shrubs for privacy

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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

Ryknild Close is situated near the sought-after area of Little Aston and is within walking distance of Blake Street train station. Everyday amenities can be found in nearby Streetly village, and Mere Green has supermarkets such as Sainsburys.

Sutton Park is close by, offering great scope for walking, golf and a variety of outdoor pursuits.

Schools in the area include Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishops Vesseys Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, and Arthur Terry School.

Mere Green Primary School is also nearby.

Purchasers are advised to check with the Council for up to date information on school catchment areas.

Description of Property

A Beautifully Presented Four-Bedroom Family Home with Private Gardens and Double Garage

This elegant and well-maintained four-bedroom residence offers spacious and versatile accommodation arranged over two floors, thoughtfully designed for modern family living. Set behind a private brick-paved driveway, the home is framed by mature trees and shrubs, providing excellent privacy in a sought-after residential setting.

Ground Floor

The property is entered through a charming covered porch with glazed double doors, leading into a welcoming entrance hallway featuring attractive wood flooring.

To the front of the home is a generously proportioned drawing room, complete with a feature fireplace and warm wood flooring, offering a comfortable space for both relaxing and entertaining. A guest cloakroom and WC are conveniently positioned off the hallway.

The formal dining room is ideal for hosting, with sliding doors opening directly onto the rear patio—perfect for indoor-outdoor dining in warmer months. This room also benefits from direct access to the drawing room, creating a natural flow between reception spaces.

The kitchen is well-equipped with ample storage and worktop space, a double oven, an extractor fan over the cooking hob, and a useful family breakfast bar. Adjacent to the kitchen is a separate utility room, featuring stone-tiled flooring and a side door giving direct access to the rear garden.

A wood and glass panelled staircase leads to the first floor.

First Floor

Upstairs, the principal bedroom overlooks the rear garden and benefits from built-in wardrobes and a modern en-suite shower

room.

The second bedroom offers built-in wardrobes and pleasant views to the front of the house. The third and fourth bedrooms, both with built-in closets, overlook the mature rear garden and offer ample space for family members, guests, or a home office.

Gardens & Grounds

Externally, the property is approached via a private brick-paved driveway providing ample off-road parking and access to an integral double garage. A side access door from the garage leads directly into the rear garden.

The garden itself is a wonderful private space, featuring a paved patio area, a lawned section, and a range of mature trees and shrubs that provide a sense of seclusion and tranquillity.

This beautifully appointed home offers both style and substance and is ideally suited to families seeking generous accommodation in a peaceful and well-connected location.

Distances

Sutton Coldfield town centre 3.8 miles

Lichfield 7.3 miles

Birmingham 11.3 miles

Birmingham International/NEC 15.3 miles

M6 Toll (T5) 3.3 miles

M6 (J7) 6.8 miles

M42 (J9) 9.3 miles

(Distances approximate).

Directions from Aston Knowles

From the centre of Sutton Coldfield take the Lichfield Road (A5127) towards Four Oaks. At the first roundabout take the 3rd exit staying on the Lichfield Road (A5127) towards Mere Green. At the next roundabout take the 2nd exit staying on the Lichfield Road (A5127). At the next roundabout turn left turn left into Blake Street, from Blake Street turn onto Station approach, then turn right onto Ryknild Close.

Terms

Tenure Freehold

Local authority: Birmingham

Tax band: F

Average area broadband speed: 150 Mbps

Services

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





Viewings

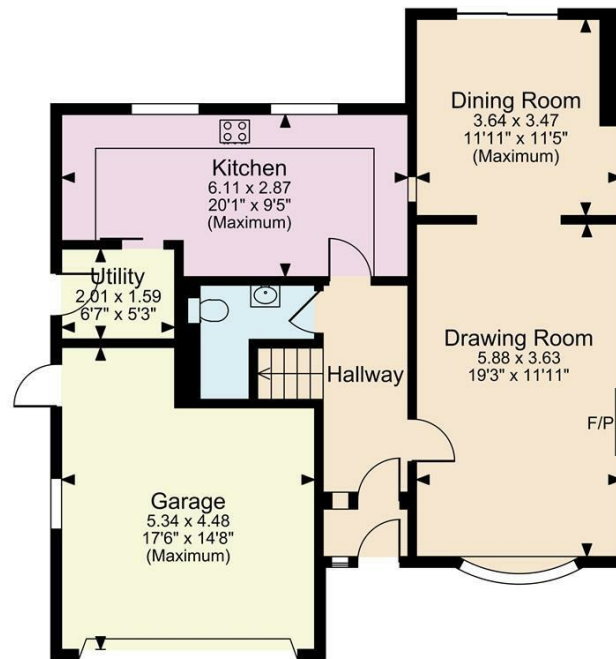
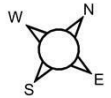
All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer

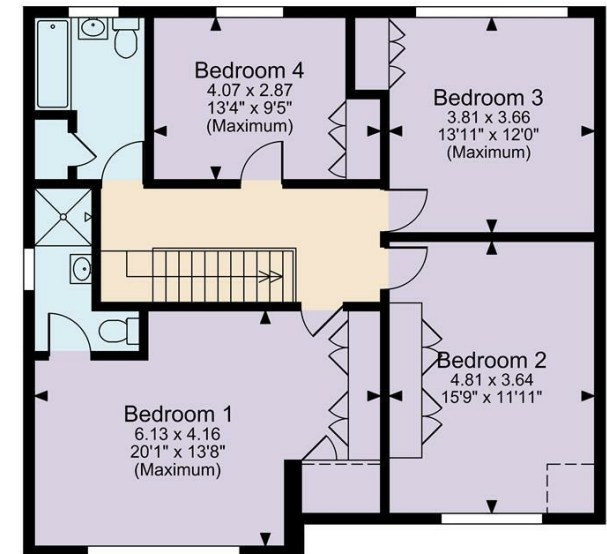
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Photographs taken: June 2025
Particulars prepared: June 2025

Ryknild Close, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1651 Sq Ft/153 Sq M
Garage = 229 Sq Ft/21 Sq M
Total = 1880 Sq Ft/174 Sq M



Ground Floor



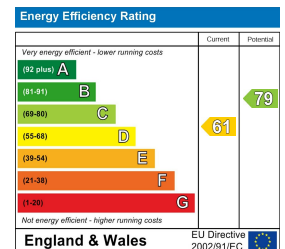
First Floor

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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