

1 BOULTBEE ROAD
SUTTON COLDFIELD
B72 1DW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

OFFERED WITH NO UPWARD CHAIN

Nestled in the well-regarded area of Wylde Green, this expansive five-bedroom detached property offers an ideal retreat for families seeking both space and convenience. With its close proximity to amenities, occupants can enjoy a lifestyle of ease and accessibility.

ACCOMMODATION

Ground Floor:

Entrance hallway
Guest WC
Drawing room
Sun room
Sitting room
Kitchen/dining room
Utility room
Pantry
Separate WC
Storeroom

First Floor:

Landing
Five bedrooms
Two ensembles
Family bathroom

Garden and Grounds:

Two integrated garages
Block paved in and out driveway
Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 2,902 Ft (269 Sq M)

EPC Rating: D

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

Boulton Road is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and close to Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park and Chester Road train station.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Wylde Green Primary School, Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. Purchasers are advised to check with the council for up-to-date catchment areas.

Description of Property

Upon entering the property through the porch, you are welcomed into the entrance hallway, granting access to the reception rooms and the convenient guest WC, complete with a sink for added ease.

To the left of the hallway lies the expansive drawing room, boasting a central fireplace and abundant space for family gatherings. Sunlight floods the room through the large bay window and the adjacent sunroom, accessible via sliding glass doors.

The sunroom serves as a relaxing space, offering views of the rear garden and an abundance of natural light. Sliding patio doors seamlessly connect the indoor space to the outdoor patio area. Adjacent to the sunroom, doors lead into the spacious sitting room.

The sitting room, also accessible from the hallway, offers a retreat with views of the rear garden. With ample space, it provides a versatile area for relaxation or intimate gatherings.

On the right side of the hallway, you'll find the inviting kitchen/dining room, adorned with charming wood beams on the ceiling. The kitchen features light cabinetry, complemented by dark countertops and a peninsula for additional seating. Integrated appliances include a fridge-freezer, microwave oven, and dishwasher, while a top-of-the-range dual fuel range cooker takes centre stage. Further along, an additional lounge

area offers versatility and can serve as a dining room, with ample space for family meals.

Accessible from the kitchen, the utility room boasts built-in cabinetry for storage, a sink for convenience, and space for a washing machine. A pantry and storage room provide additional storage solutions, while offering access to the garages and the rear garden. This room also features an additional separate WC for added convenience.

Ascending to the first floor, the principal bedroom is situated to your right and offers generous proportions with fitted furniture for storage needs. It boasts its own ensuite bathroom, complete with a bath, his and her sinks, WC, and a shower cubicle.

Bedrooms 2, 3, and 4 are equally spacious double rooms, each featuring fitted furniture for added storage convenience and offering views of either the front or rear gardens. Bedroom 5, located adjacent to the family bathroom, overlooks the rear garden.

Completing the first floor, the family bathroom exudes a light and airy ambience, with tiled floors and walls. It features a bath with a shower, WC, and sink.

Gardens and Grounds

Upon arrival at the property, you're greeted by a block paved in and out driveway, adorned with impeccably maintained hedges, enhancing its curb appeal. With ample parking space available, including two integrated garages for additional parking or storage needs.

The rear garden presents a tranquil retreat, predominantly laid to lawn and bordered by well-kept hedges and mature trees, offering privacy and serenity. A spacious patio area provides an ideal setting for alfresco dining and entertaining guests.

Directions from Aston Knowles

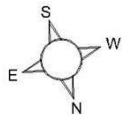
From the agents' High Street office, go straight down Mill St/A5127, slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn left onto Greenhill Rd, turn right onto Beech Hill Rd, turn right onto Boulton Rd and the property will be on your left.

Distances

Sutton Coldfield - 2.6 miles
Sutton Park - 1.9 miles
Wylde Green - 0.3 miles
Lichfield - 10.7 miles
Birmingham - 5.4 miles
Birmingham International/NEC - 9.5 miles
M6 - 3.7 miles



Boulton Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2579 Sq Ft/240 Sq M
Garages = 356 Sq Ft/33 Sq M
Total = 2935 Sq Ft/273 Sq M



M6 Toll - 6.4 miles
M42 - 7.9 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: G
Broadband average area speed: 67 Mbps

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

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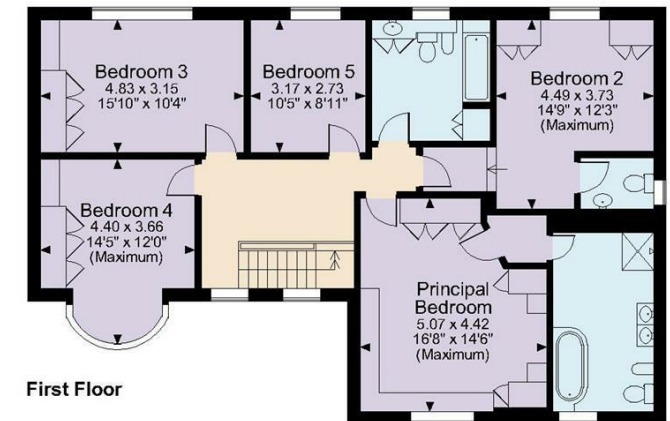
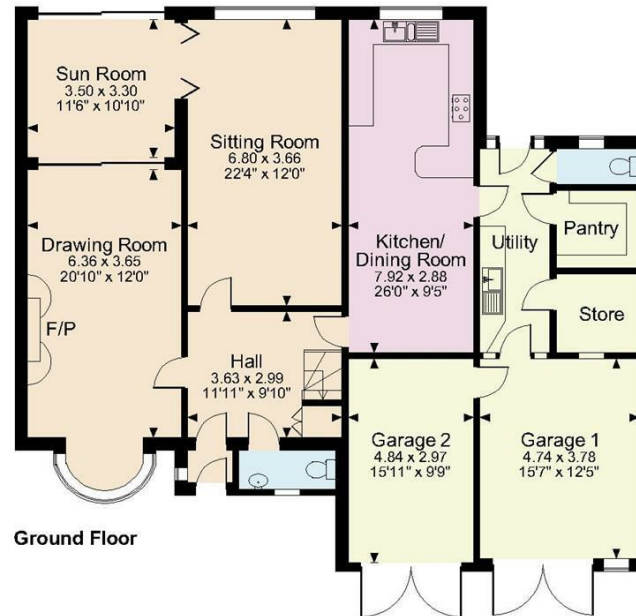
Services

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

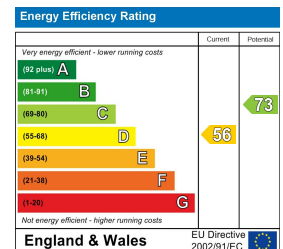
Disclaimer

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: April 2024
Particulars prepared: April 2024



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The position & size of doors, windows, appliances and other features are approximate only.
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