58 STONEHOUSE ROAD
SUTTON COLDFIELD
B73 6LJ

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

## ACCOMMODATION

Set behind secure electric gates, this multi-level, charming family home blends warmth, character, and thoughtful design throughout. A welcoming entrance hall with rich hardwood flooring leads to a light-filled dining room with bow bay window and feature fireplace, while the beautifully appointed kitchen — complete with Rangemaster cooker, solid wood worktops, and a central island — flows effortlessly into a cosy drawing room with an inglenook fireplace and log burner, opening onto the garden. Additional ground floor spaces include a garden room with sliding doors to the patio, a private office, utility room, shower room, and a serene principal bedroom with ensuite. Upstairs, the first floor offers a bright bedroom with Juliet balcony, built-in wardrobes, and skylights, alongside a spacious family bathroom, while the second floor provides a versatile, skylit room ideal as a third bedroom or studio. The tranquil grounds feature a gated driveway, mature trees, landscaped gardens, a patio for alfresco dining, and charming additions including a greenhouse and summer house/office — creating a peaceful and picturesque setting for family living.

EPC Rating:
Total Approximate floor area: 2292 Sq.Ft or 213 Sq. Meters

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 within Sutton Park. Sutton Park provides the ideal location for family, leisure, relaxation, and wellbeing. Its seven lakes, extensive woodland, and several restaurants fall on the edge of an 18-hole golf course. At 2,400 acres, the Nation Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, sailing, and other outdoor activities. Boldmere Golf Course is only a few minutes away and Boldmere High Street features a good selection of local shops, restaurants and amenities. The nearest train station is Wylde Green, only a five-minute drive away.

Sutton Coldfield also provides an excellent place to shop and relax, with many shops in the Gracechurch Shopping Centre and shops on its high street known as The Parade. Also close by is Mere Green, where there are M&S and Sainsbury's supermarkets together with an array of independent restaurants and coffee shops in Mulberry Walk.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Boldmere Infant and Junior School, St Nicholas Infant and Junior School, and Plantsbrook Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

Tucked behind a secure, electronically gated entrance, this enchanting family home welcomes you with a sense of quiet charm and gentle sophistication. A neatly paved driveway leads you to an enclosed porch — a fitting prelude to the warmth that lies within.

Step into the entrance hall, where rich hardwood flooring flows gracefully underfoot, setting a tone of understated elegance that continues throughout much of the ground floor. To the front, the dining room is bathed in soft natural light from a bow bay window, offering delightful views and centred around a characterful fireplace — a space made for family meals.

The kitchen is thoughtfully designed with integrated appliances, including a Rangemaster cooker, and a striking U-shaped island crowned with solid wood worktops and an inset sink. Underfoot, black slate flooring adds depth and texture, while a window frames peaceful views of the rear garden. From here, a gentle step down leads to the drawing room — a wonderfully inviting retreat featuring an inglenook fireplace that cradles a Clearview log burner, perfect for cosy evenings. Doors open directly onto the garden, blurring the line between indoors and out.

Flowing naturally from the drawing room, a quiet office offers a tucked-away workspace with calming side views, while the garden room — accessible from both the kitchen and the integrated garage — is a light-filled haven with sliding doors that spill onto the patio, ideal for summer mornings and golden-hour gatherings.

Practical touches are thoughtfully woven throughout, including a generous cloak and storage cupboard, a well-appointed utility room, and a convenient ground floor shower room. The principal bedroom, also located on this level, is a serene sanctuary, complete with a bow bay window overlooking the front aspect and its own private ensuite.

Ascending the staircase, illuminated by a skylight above, the first floor unfolds with an airy landing. The second bedroom is both bright and beautifully proportioned, featuring French doors that open to a charming Juliet balcony, built-in wardrobes, and twin skylights that invite the sky indoors. A spacious family bathroom serves this level, complete with twin basins and a separate shower.

A further staircase rises to the second floor, where a skylit landing leads to a wonderfully versatile room — currently a tranquil Studio space, but equally suited as a third bedroom. With a walk-in wardrobe and additional storage, it offers both flexibility and comfort.

Outside, the grounds are a true delight. Mature trees, evergreens, and carefully tended hedgerows create a sense of privacy and timeless beauty. The rear garden is particularly serene, with a generous patio perfect for al fresco dining, expanses of lawn for play or relaxation, and a collection of charming outbuildings including a greenhouse, garden shed, and summer house. The summer house feels like a little world of its own — a place where time slows and the ordinary gently gives way to something more magical. Framed by a generous decking area that catches the sun from morning through to golden evening, it invites long, lazy afternoons with a book, quiet morning coffees, or laughter-filled gatherings under soft, glowing lights.

Step inside, and you'll find a space already thoughtfully prepared for modern life, with lighting and electrical sockets in place — making it just as suited to productivity as it is to peace. In fact, during the brighter months, it transforms beautifully into an inspiring outdoor office, where work feels a little lighter and creativity flows more freely. It's easy to imagine mornings spent here with birdsong in the background, just as much as evenings unwinding in calm reflection or sharing moments with friends and family.

Throughout the year, this charming retreat adapts effortlessly — a sanctuary for meditation, a cosy hideaway for relaxation, or a welcoming setting for social gatherings that spill out onto the deck beneath open skies.

Adding to its sense of quiet enchantment, the property enjoys a rare and special connection to nature, with two separate side gates offering direct access into the expansive greenery of Sutton Park — one conveniently positioned at the front of the property, and another from within the garden itself. Whether it's an early morning stroll, an afternoon adventure, or a peaceful sunset walk, the park becomes a seamless extension of home.

## Distances

- Sutton Coldfield 1.5 miles
- Birmingham 6.4 miles
- Lichfield 11 miles
- Birmingham International/NEC 11.4 miles

(Distances approximate)

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## Directions from Aston Knowles

From the agent's office at 8 High Street, take the A5127 towards Four Oak. Turn left onto King Edward Square and continue onto Upper Clifton Road. At the roundabout, continue straight onto Somerville Road. Turn right onto Monmouth Drive and go straight towards the roundabout, at the roundabout turn right onto Stonehouse Road, the property is on the right hand side of the road.

## Terms

- Tenure: Freehold
- Local authority: Birmingham City Council
- Tax band: E
- Average area Broadband speed: 150 Mbps but 500 Mbs and 900 Mbs full fibre also available

## Services

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

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Viewings

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

## Disclaimer

Important notice

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 all of 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 cannot be inferred that any item shown is included in the sale.

- Photographs taken March 2026
- Particulars prepared March 2026

## Buyer Identity Verification 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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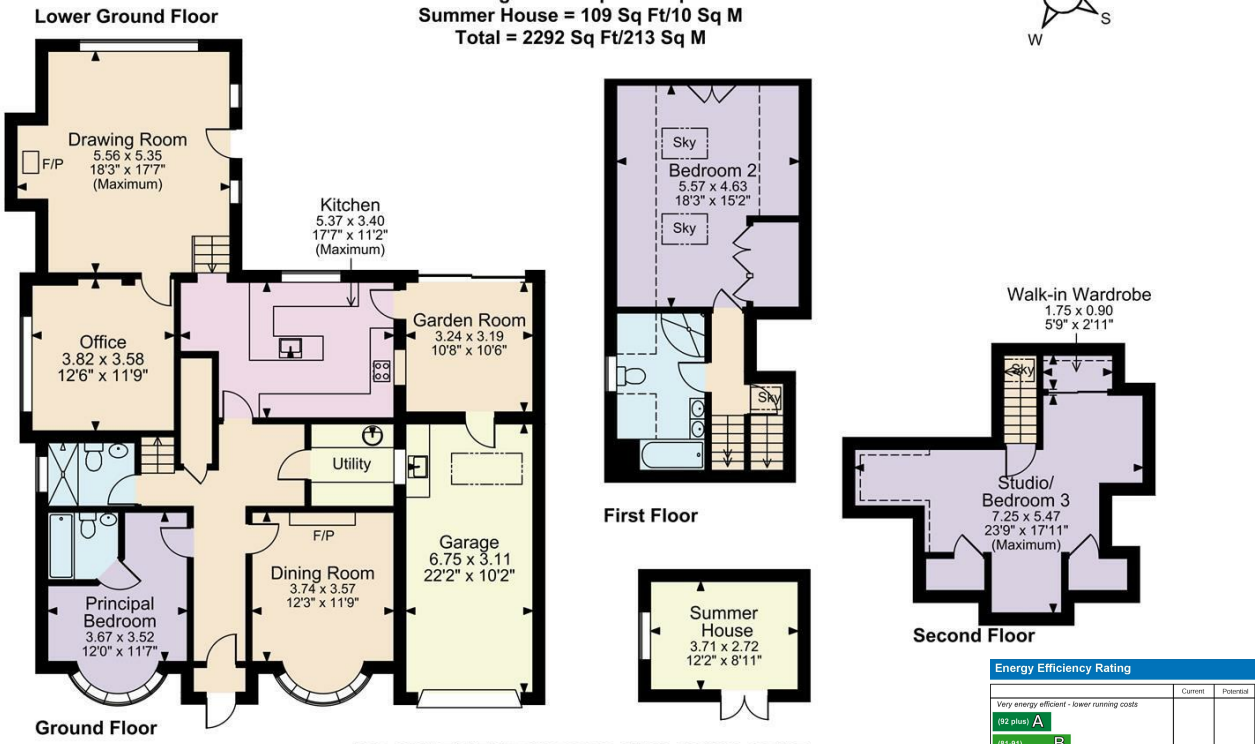
**Stonehouse Road, Sutton Coldfield**
**Approximate Gross Internal Area**
**Main House = 1951 Sq Ft/181 Sq M**
**Garage = 232 Sq Ft/22 Sq M**
**Summer House = 109 Sq Ft/10 Sq M**
**Total = 2292 Sq Ft/213 Sq M**




**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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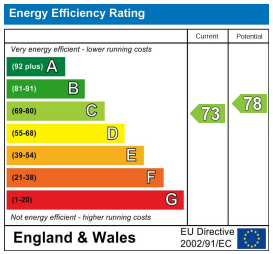


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