3 DRIFFOLD
SUTTON COLDFIELD
B73 6HE

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Westmead offers a rare combination of period architecture, generous proportions, excellent natural light and South facing gardens, tucked away in a private gated setting, just moments from Sutton Park and Sutton Town Centre.

- 5 double bedrooms
- 3 bathrooms
- 3 main reception rooms
- 2 guest WC
- Utility corridor with utility room featuring traditional pulley laundry airer and store room
- Cellar/games room with wine cellar
- Double garage
- Gated gravel driveway with ample parking
- South facing gardens, 0.3 acres
- Period features including high ceilings, sash windows, and parquet flooring
- 5 minute walk to Sutton Park or Sutton Town Centre
- Walking distance to train station, Plantsbrook School, Sutton Coldfield Grammar School for Girls, and Bishop Vesey's

The ground floor comprises a conservatory entrance porch leading into a welcoming reception hall, together with a morning room, drawing room, snug, and guest WC. The spacious kitchen/dining room is complemented by a utility room, a second guest WC, and a storage room. In addition, the property benefits from a cellar games room located on the lower ground floor.
The first floor features a gallery landing leading to the principal bedroom with ensuite bathroom, together with four further bedrooms and a family bathroom.
Outside, the property is approached via an electronically gated entrance and gravel driveway. The gardens and grounds include a formal paved terrace, an extensive lawned garden, and a double garage.

EPC Rating: D

Total approximate floor area: 3,822 Sq. Ft or 355.25 Sq. Meters

Additional information: Garden approximately 0.32 of an acre

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 well-regarded Maney area of Sutton Coldfield meaning it is just a few minutes' walk away from the amenities of the town centre. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham and is approximately 7 miles away. The property is a short distance from Sutton Coldfield train station and town centre. The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, and provides an excellent place to shop and relax, with various shops and restaurants to choose from. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses in Boldmere and Streetly.
Schooling includes Maney Hill Primary School, St Joseph's Catholic Primary School, Plantsbrook School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

Dating back to the mid-1800s, Westmead is a substantial period residence offering over 3,800 sq ft of accommodation, arranged over two principal floors with additional cellar space. The house has been carefully maintained over the years and retains a number of attractive original features, including high ceilings, sash-style windows, decorative cornicing, period fireplaces, deep skirting boards, herringbone parquet flooring and well-proportioned reception rooms.

The property occupies a prominent walled position on Driffold, with a distinctive arrangement whereby the principal entrance faces the gardens rather than the road. This orientation is understood to have been deliberately created by a previous owner to take full advantage of the south-facing gardens, allowing the main reception spaces and entrance approach to enjoy a particularly light and private aspect.

Internally, the accommodation is generous, practical and notably bright, with a natural flow between the principal reception rooms. The proportions, ceiling heights and retained architectural detailing provide an excellent foundation for a purchaser seeking a character home with scope to further personalise. The enclosed entrance porch provides a light-filled introduction to the house and opens into the main reception hall. From here, the scale of the accommodation is immediately apparent, with the hallway giving access to the principal ground floor rooms and featuring attractive herringbone parquet flooring. The drawing room is an elegant and well-proportioned reception room, enjoying excellent natural light and direct access onto the garden terrace. Period detailing includes decorative ceiling features, a substantial fireplace and tall windows, creating a room well suited to both formal entertaining and everyday family use.

A separate snug enjoys an attractive bay window overlooking the grounds, together with a traditional fireplace. This room provides a comfortable additional living space and works well as a more informal reception room. The morning room offers a further versatile reception room, positioned to the front of the house and benefitting from an original fireplace, period detailing and French doors. Together, the three principal reception rooms provide excellent flexibility for family living, entertaining, working from home or creating quieter areas within the house.

The kitchen/dining room has been modernised and provides a practical everyday family space, with fitted cabinetry, integrated appliances and room for dining. The adjoining dining area enjoys good natural light, making it a pleasant and functional hub of the home. Beyond the kitchen, a secondary lobby area provides access to the utility room, guest WC, store room and an additional external entrance (close to the detached double garage). This part of the house is particularly useful for family life, offering practical storage and day-to-day access away from the principal reception areas.

The cellar has been adapted to provide a characterful leisure space, currently arranged as a games/snooker room with an adjoining wine cellar. It retains a more rustic feel and offers useful additional space with potential for a variety of uses, subject to a purchaser's requirements.

To the first floor, a generous gallery landing gives access to five double bedrooms, including two ensuite bedrooms and a family bathroom. The principal bedroom is a spacious and bright room with box bay windows and a well-appointed ensuite bathroom. Bedroom two is also a good-sized double and benefits from its own ensuite shower room. Bedrooms three and four are both well-proportioned rooms, with the layout also incorporating bedroom five currently used as a gym. This space could equally serve as a dressing room, study, nursery or double bedroom, depending on the needs of the purchaser. The family bathroom has been updated in a simple contemporary style, with a freestanding bath and separate shower arrangement, complementing the period character of the house while providing modern convenience.

Overall, Westmead offers a rare combination of period architecture, generous accommodation and established grounds in a convenient Sutton Coldfield setting. It is a home of genuine character, with excellent natural light, retained original features and South facing gardens.

Gardens and Grounds

The gardens form an important part of the appeal of Westmead. The house is positioned to enjoy a strong relationship with the grounds, with the principal entrance and main outlook facing towards the south-facing garden rather than the road. A broad paved terrace adjoins the rear elevation, providing space for outdoor seating and dining, with steps and pathways leading into the garden beyond. The grounds are mature and well established, with lawned areas, specimen trees, established shrubs and boundary planting creating a private and leafy setting. The garden is generous in scale and offers considerable potential. While already attractive and well enclosed, there is scope for a purchaser to further landscape, formalise or reimagine the outside space to suit their own requirements. The orientation, privacy and maturity of the planting provide an excellent framework for a more ambitious garden design if desired.

To the road side of the property, the house is set behind a walled frontage with gated access and a gravelled driveway. A detached double garage sits towards the rear of the plot, adjacent to the road. Although more modern in appearance than the main house, it provides valuable secure parking and storage, with further driveway parking available within the grounds. This property needs to be viewed to appreciate the unique, private and peaceful setting, while being in a central location.

Disctances

Sutton Coldfield town centre 0.5 miles
Birmingham City Centre 7.2 miles
Birmingham International/NEC 11 miles
Lichfield 10.5 miles
M6 (J7) 6.0 miles
M6 Toll (T3) 5.4 miles

Walking distances:
Sutton Park or Sutton Coldfield Town: 5 minutes
Sutton Coldfield Train station: 12 minutes
Plantsbrook: 10 minutes
Sutton Coldfield Girls Grammar School: 10 minutes
Wyndley Leisure centre: 5 minutes

(Distances are approximate)

Directions from Aston Knowles

From the office at 8 High Street, follow the A5127 Mill Street towards Lower Queen Street. Take a slight right onto Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road before turning right onto Driffold.

Terms

- Tenure: Freehold
- Local Authorities: Birmingham
- Tax Band: H
- Broadband Average speed in area: 150 Mbps

Services

We understand that mains water, drainage, electricity, and gas 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 of Westmead are strictly by prior appointment with agents Aston Knowles 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 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 price.

- Photographs taken May 2026
- Particulars prepared May 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.

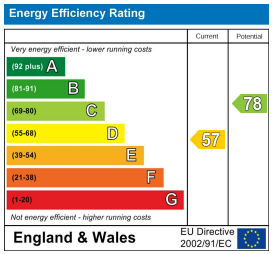
ASTON KNOWLES

Driffold, Sutton Coldfield B73 6HE

Approximate Gross Internal Area

Total = 355.25 sq.m. (3,822 sq.ft.)

Illustration for identification purposes only, measurements are approximate, not to scale.



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