41 SOMERVILLE ROAD
SUTTON COLDFIELD
B73 6HH

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A wonderful period family home with enviable rear garden and holding a sought after location close to Sutton park.

An enclosed porch opens into a welcoming reception hall with bi-fold doors leading to the elegant dining room, featuring a fireplace and attractive box bay window. The drawing room enjoys similar period detailing and French doors opening onto the rear terrace, whilst the breakfast room overlooks the gardens and leads through to the kitchen, utility room and integrated garage. Further ground floor accommodation includes a guest WC, cloakroom and shower room.

To the first floor are four well-proportioned bedrooms and a family bathroom with separate shower. The principal bedroom enjoys views over the rear garden and is enhanced by fitted wardrobes. Bedroom two benefits from a striking Art Nouveau period fireplace, whilst bedrooms three and four overlook the rear garden. A studio/bedroom five completes the first floor accommodation.

The property is approached via a tarmacadam in-and-out circular driveway providing extensive off-road parking and access to the integrated garage. The mature rear gardens feature a stone paved terrace, generous lawn, established planting, a summer house and greenhouse, creating a delightful and private setting.

EPC Rating: E

Approximate total floor area including garage: 2566 Sq. Ft or 238 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
Situated in the well-regarded area of Sutton Coldfield. The property benefits from being on the south side of Sutton Coldfield, within easy access to Birmingham which is approximately 6 miles away. It is also within walking distance of Sutton Coldfield town centre providing an excellent choice of shops, restaurants and schooling including Bishop Veseys Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Wyndley Leisure Centre and Sutton Park are nearby offering great scope for a variety of indoor and outdoor pursuits.

Description of Property
Occupying a delightful position and set within mature, beautifully established gardens, this distinguished period residence offers an abundance of elegant accommodation arranged over two floors, seamlessly combining charming architectural features with versatile family living spaces.

An enclosed porch opens into a welcoming reception hall, setting the tone for the character found throughout the home. From here, bi-fold doors reveal the impressive dining room, a superb space for both formal entertaining and everyday family occasions. Enjoying attractive box bay window overlooking the front aspect, the room is further enhanced by a striking feature fireplace, creating a warm and inviting ambience.

The drawing room is equally impressive, showcasing elegant period detailing including a feature fireplace and beautiful box bay and oriel windows. French doors open directly onto the rear stone paved terrace, effortlessly connecting the interior accommodation with the picturesque gardens beyond and providing an idyllic setting for summer entertaining. Overlooking the rear garden, the breakfast room offers a delightful space in which to begin the day and benefits from a convenient walk-in pantry. A hallway leads through to the well-appointed kitchen, arranged in a practical layout, together with a useful utility room providing access to the integrated garage. Completing the ground floor accommodation are a guest WC, cloakroom and a downstairs shower room, offering excellent flexibility for modern family life.

A staircase rises to the generous first floor landing, which incorporates both an airing cupboard and additional storage cupboard, with steps leading down towards the family bathroom and bedroom four. The principal bedroom enjoys peaceful views over the rear garden, and built-in wardrobes which provide excellent storage. Bedroom two enjoys an attractive front aspect, benefits from a charming wood-panelled vanity unit, and a beautiful period fireplace. Bedrooms three and four overlook the rear garden, offering well-proportioned and versatile accommodation suitable for family members or guests.

The family bathroom is generously appointed and complemented by a separate shower enclosure.

Front Elevation
Set well back from the road behind a generous driveway and mature landscaped gardens, this distinguished family home presents an impressive and elegant frontage. The handsome façade combines traditional brick and rendered elevations beneath a steeply pitched roofline, complemented by attractive bay windows and period-inspired detailing that together create a timeless architectural appeal.

Gardens
The magnificent rear gardens are undoubtedly one of the property's most exceptional features, having been beautifully landscaped and lovingly cultivated to create a wonderfully private and tranquil setting. Extending away from the house, the gardens enjoy an abundance of mature specimen trees, established shrubs and thoughtfully planted borders, providing year-round colour and interest whilst affording an excellent degree of privacy.

Distances
Sutton Coldfield town centre: 0.3 mile
Birmingham city centre: 6 miles
Lichfield town centre: 10 miles
Birmingham International/NEC :13 miles
M6 (J6): 4 miles
M6 Toll (T3): 5 miles
M42 (J9): 8 miles

(Distances are approximate).

Directions from Aston Knowles
Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Birmingham. At the traffic lights by Beeches Walk turn right onto Jockey Road (A453). Take the first right into Somerville Road.

Terms
Tenure: Freehold
Local authority: Birmingham City Council
Council Tax band: G
Average area broadband speed: 150 Mbps. Full Fibre also available

Services
We understand that mains water, gas and electricity are all 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 on 0121 362 7878.

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: June 2026
Particulars prepared: July2026

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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Somerville Road, Sutton Coldfield, B73 6HH
Approximate Gross Internal Area
Total (Including Garage) = 2566 SQ FT / 238 SQ M

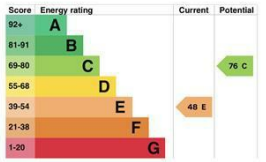
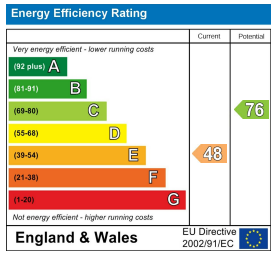




Illustration for identification purposes only, measurements are approximate, not to scale.



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