

25 TRINITY ROAD
SUTTON COLDFIELD
B75 6TH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully re-imagined contemporary home in the heart of Four Oaks

A stunning three-bedroom semi-detached home that has been comprehensively remodelled and refurbished by the current owners to create a sleek, contemporary family home in one of Sutton Coldfield's most desirable residential locations.

The property has been transformed throughout, with the kitchen opened into the dining area to create a flowing open-plan living space, complemented by bespoke wall panelling, a newly fitted kitchen and bathroom, stylish, high-end interior design throughout. The result is a turn-key home offering modern family living with excellent access to Mere Green, Four Oaks Station and outstanding local schools.

Accommodation

Ground Floor

Reception Hall

Sitting Room

Open-Plan Kitchen & Dining Room

Utility room with fully integrated washing machine

First Floor

Principal Bedroom

Two Further Bedrooms

Luxury Family Bathroom

Outside

Driveway for three vehicles

Detached Garage

Landscaped Rear Garden

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

Trinity Road occupies a highly regarded position within Four Oaks. The property lies within easy reach of Mere Green's thriving centre, offering an excellent selection of independent cafés, restaurants, supermarkets and boutique shops.

Four Oaks railway station provides regular services to Birmingham, Lichfield and beyond, making this an ideal location for commuters. Sutton Park, one of Europe's largest urban parks, is also close by, offering acres of open space, woodland walks and leisure facilities.

The area is exceptionally well served for schooling, including the highly regarded Arthur Terry School, as well as Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and a range of excellent primary schools including Coppice primary school a short walk from the house.

Description of Property

This elegant semi-detached home has been fully re-imagined by the current owners, who have undertaken a comprehensive renovation to create a stylish, contemporary interior that blends design and functionality.

The welcoming reception hall is approached from an enclosed porch and introduces the quality of finish found throughout, with contemporary flooring and a staircase rising to the first floor.

To the front of the property, the sitting room is a beautifully appointed space, enhanced by a large bay window and stylish décor including bespoke wall pannelling, creating a calm and inviting setting for relaxing and entertaining. A feature and focal point of the room is the modern fire surround.

To the rear, the home has been transformed by opening up the former kitchen and dining areas to create a superb open-plan kitchen and dining space. This is now the heart of the home. A bright, sociable area designed for modern family living. The newly fitted kitchen features shaker style contemporary cabinetry, integrated appliances, stylish Quartz work surfaces and a Belfast sink, all carefully selected to complement the overall design. The dining area enjoys views over the rear garden, making it ideal for both everyday living and entertaining. The kitchen has been fully rewired due to the change in layout.

Leading off the kitchen is a well-appointed utility area with a

fully integrated washing machine and complementary cabinetry that continues seamlessly from the kitchen, discreetly housing the Worcester Bosch gas central heating boiler. A conveniently positioned WC is also located off this space, together with a door providing direct access to the rear garden.

To the first floor, the principal bedroom is a generous double room with walk in bay window overlooking the front of the property, while the second bedroom enjoys views over the rear garden. The third bedroom offers an ideal guest room, nursery or home office.

The family bathroom has been completely refitted to create a luxurious, spa-like space, featuring a walk-in shower, a freestanding bath and elegant marble-effect splashback tiling, all complemented by high-quality contemporary sanitary ware.

The property benefits from gas central heating and double glazing throughout; it is worth mentioning that the entire home was completely replumbed and all new radiators have been installed throughout.

Gardens and Grounds

To the front, the property is approached via a driveway providing off-road parking and access to the garage.

The rear garden has been landscaped to provide a private and low-maintenance outdoor space, ideal for relaxing, entertaining and family life. A large paved terrace sits directly off the kitchen and dining area, creating a seamless flow between inside and out during the warmer months.

Services

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

Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Council Tax Band: D

Viewings

Strictly by prior appointment with Aston Knowles

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.

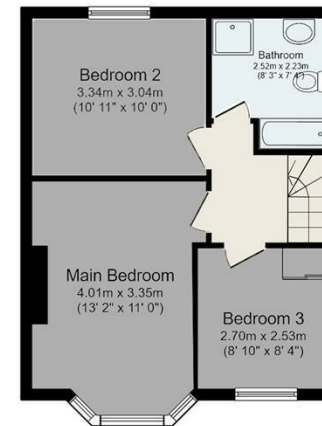
Photographs taken January 2026
Particulars prepared January 2026

Buyer Identification Fee

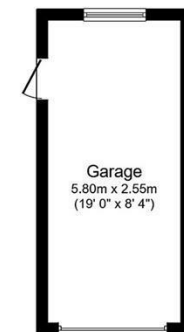
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.

TRINITY ROAD, SUTTON COLDFIELD, B75 6TH

Total floor area: 104.4 sq.m. (1,124 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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