

162 BEDFORD ROAD  
SUTTON COLDFIELD  
B75 6AL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### Accommodation

#### Ground floor:

- Entrance hall
- Drawing room overlooking front of property
- Guest WC and Cloakroom
- Stunning, high-end kitchen in contemporary tones featuring integrated, premium Neff appliances: integrated dishwasher, built-in fridge and separate freezer, flex induction hob, glass draft extractor, pyrolytic oven with microwave, second oven with slide and hide door and warming drawer. The kitchen also has a breakfast bar, a separate bar area, LED feature lighting and a multifunctional, designer boiling water tap.
- Utility room accessed from kitchen and side entry.
- Study overlooking rear garden
- Snug/Playroom
- Store room accessed from outside of property
- Stairs to first floor

#### First Floor:

- Principal bedroom with Juliet balcony, built-in wardrobes and ensuite shower room
- Bedroom number two with ensuite shower room
- Bedrooms number three and four overlooking the front of the property
- Family Bathroom
- Bright and spacious landing

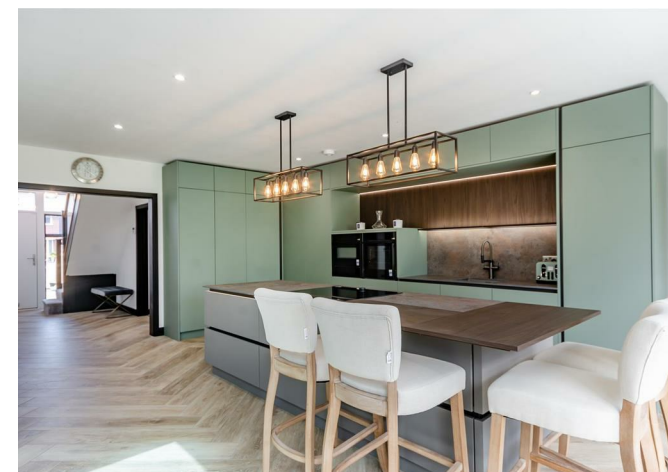
#### Gardens and Grounds:

- Gravel paved driveway
- Border hedges for privacy
- Rear garden paved patio for entertaining guest and alfresco dining
- Laid to lawn area
- Beautiful mature fruit trees
- Border hedges for privacy

EPC Rating: C

Approximate total floor area: 1990 Sq. Ft 185 Sq.

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

Located close to the centre of Sutton Coldfield. The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. The house is in walking distance to Whitehouse Common Primary School (0.2 miles) and to Good Hope Hospital.

Purchasers are advised to check with the local council for up-to-date school catchment areas. Nearby Mere Green provides a good selection of bars, restaurants and everyday shops in Mulberry Walk and offers M&S and Sainsbury's supermarkets.

The property is also in an ideal location for access to Moor Hall Golf Club and Sutton Park. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

## Description of Property

Nestled in a tranquil and private setting, this recently extended and meticulously upgraded family home exudes timeless elegance paired with state-of-the-art modern comforts. The residence offers beautifully curated living spaces, cutting-edge amenities, and sophisticated design throughout. From the moment you arrive, the striking double-height entrance atrium with a glass balustrade staircase, solid oak doors, and a dramatic bronze feature pendant light sets an opulent tone. The front-facing drawing room offers a bright, serene space for formal gatherings, while the home office and snug to the rear provide peaceful retreats with views over the mature garden. At the heart of the home lies the show-stopping open-plan kitchen, dining, and living space—a flawless blend of style and functionality. The bespoke, designer kitchen features an elegant palette of jade, graphite, flint, and walnut, complete with a central island, integrated bar area, feature LED lighting, and top-of-the-line Neff appliances including a flex induction hob, pyrolytic ovens, warming drawer, and a glass draft extractor unit. A rooflight above the dining area and over 5m-long bi-fold doors flood the space with natural light, opening seamlessly onto a paved patio—perfect for alfresco dining and entertaining. Underfloor heating and oak-effect herringbone tiling run throughout the ground floor (save for the carpeted formal drawing room). The downstairs is enhanced by a media wall with electric fire, a designer WC, and a high-spec Nobilia utility room with side access. The home also benefits from a CCTV system, alarm, and exterior lighting. Upstairs, the principal suite enjoys light from a Juliet balcony, luxury ensuite, and a beautifully fitted dressing room with oak and anthracite wardrobes, an illuminated central island, and premium finishes.

A second double bedroom also includes an ensuite, while the remaining two double bedrooms share a chic family bathroom. All bathrooms feature vanity units, floor-to-ceiling designer tiling, thermostatic drench showers, illuminated demister mirrors, and wall-hung WCs with chrome fittings. The professionally landscaped rear garden offers a calm oasis, bordered by mature hedging and fruit trees, with a generous lawn and outdoor dining patio. To the front, a gravel driveway framed by pristine hedges enhances both privacy and curb appeal.

This light-filled, energy-efficient home is ideal for families or professionals seeking a turn-key residence with exceptional design, intelligent layout, and top-tier amenities—all within a peaceful, green setting.

## Gardens and Grounds

The property is approached via a gravel-paved driveway, framed by immaculate border hedges that provide a sense of seclusion and curb appeal. To the rear, the paved patio offers an ideal space for entertaining guests or enjoying quiet outdoor meals. Beyond, a lawned garden is enhanced by mature trees and further border hedging, creating a serene and private haven.

This exceptional property is ideal for families or professionals seeking space, privacy, and modern comfort in a beautifully landscaped setting.

## Distances

Sutton Coldfield town centre 2 miles  
Lichfield 9 miles  
Birmingham 9 miles  
Birmingham International/NEC 14 miles  
M6 Toll 4 miles

(Distances approximate)

## Directions from Aston Knowles

From Sutton Coldfield town centre, take Coleshill Road just past the church and turn left onto Rectory Road, just after Good Hope Hospital turn left into Bedford Road.

## Terms

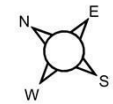
Tenure: Freehold  
Local authority: Birmingham City Council  
Tax band: E  
Average area broadband speed: 67 Mbps

## Services

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



**Bedford Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1937 Sq Ft/180 Sq M**  
**Store = 53 Sq Ft/5 Sq M**  
**Total = 1990 Sq Ft/185 Sq M**



**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.

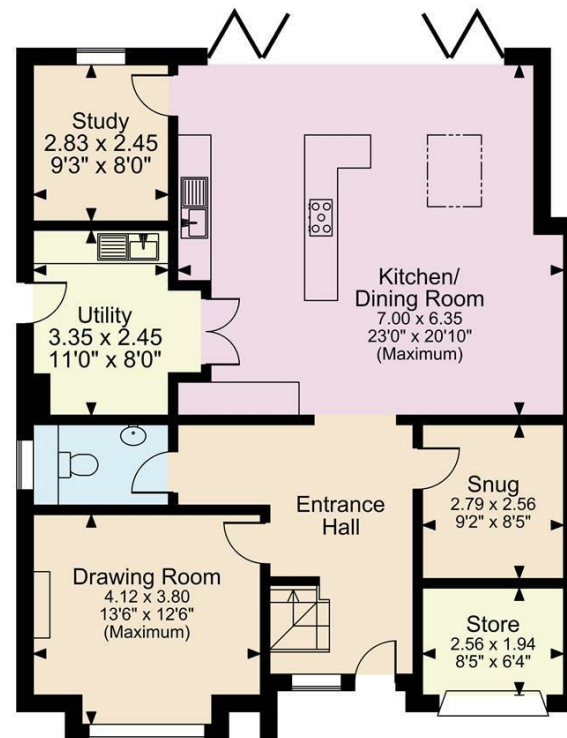
**Disclaimer**

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.

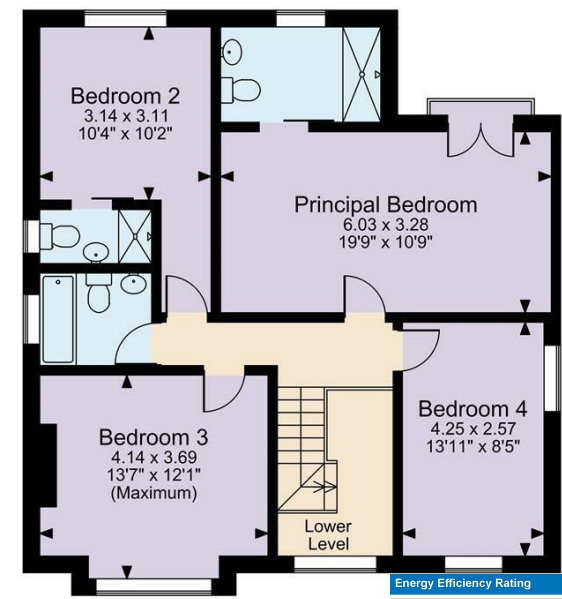
Photographs taken: July 2025  
 Particulars prepared: July 2025

**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.



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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