

28 PLANTS BROOK ROAD  
SUTTON COLDFIELD  
B76 1EX



## ACCOMMODATION

Offering a 3-bedroom semi-detached home in a desirable location, this property is conveniently close to amenities and Sutton Park.

### ACCOMMODATION

#### Ground Floor:

Entrance hallway

Drawing room

Dining room with French doors opening onto the rear garden patio for alfresco dining and guest entertainment

Kitchen newly installed door

#### First Floor:

Landing

Three Bedrooms

Family bathroom

#### Garden and Grounds:

Detached garage

Block paved drive for parking

New fencing for privacy

Gated side access to rear

Block paved rear garden patio

Laid to lawn rear garden with decking area

Approximate Gross Internal Area: 856 sq ft (80 sq m)

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

Located in a vibrant and desirable area of Sutton Coldfield. The nearby Sutton Park is one of the largest urban parks in Europe, providing extensive walking, cycling, and horse-riding trails, as well as lakes, golf courses, and nature reserves. It's a perfect spot for family outings, picnics, and outdoor sports. Additionally, there are several leisure centres and sports clubs in the vicinity, catering to activities like swimming, tennis, and fitness classes.

The Gracechurch Shopping Centre is a prominent retail hub featuring a wide variety of high-street brands, independent stores, cafes, and restaurants. Mere Green is another local hotspot, offering a blend of boutique shops, dining options, and supermarkets. For more extensive shopping trips, the Birmingham city centre is just a short drive or train ride away, with its expansive Bullring & Grand Central malls.

The area is well-served by educational institutions, making it attractive for families. Top-rated schools include Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Moor Hall Primary School and Plantsbrook School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Transportation links in Sutton Coldfield are excellent, facilitating easy commuting and travel. The Sutton Coldfield railway station provides regular services to Birmingham New Street, making it convenient for those working in the city. Additionally, the area is well-connected by road, with the M6 motorway nearby, providing links to other parts of the Midlands and beyond. The proximity to Birmingham Airport also offers convenient options for international travel.

## Description of Property

As you enter through the porch, you step into the hallway which provides access to the reception rooms and the kitchen, with stairs leading up to the first-floor landing. The décor sets the tone for the rest of the property with neutral tones throughout.

The drawing room is located on the first right and overlooks the front of the property via the large bay window, allowing natural light to enter. The focal point is the central fireplace with surround, perfect for cosy evenings.

Next is the dining room, looking out to the rear garden with French doors opening onto the rear garden patio for outdoor entertainment. There is also a central fireplace in this room and space for a large dining table to entertain guests and family or

use as another sitting room depending on occupants' needs.

The kitchen, with a recently installed new door, features a tiled backsplash with floor and wall cabinetry. Appliances include an electric hob with overhead extractor and integrated oven. Access to the rear garden is also available from the kitchen.

Moving up to the first-floor landing, it provides access to the bedrooms and family bathroom. The family bathroom is a bright and airy space with a white suite overlooking the rear garden, and includes a bath, WC, and sink.

The principal bedroom sits at the front of the house with a large bay window letting in natural light, offering ample space for occupants. Bedroom two faces the rear garden.

## Garden and Grounds

You're welcomed by a block-paved driveway offering parking, with the option to use the adjacent lawn area for additional vehicles if desired. There is convenient side access to the rear.

The rear garden features a lawn and is enclosed by a newly installed fence. It also includes block paved patio, perfect for alfresco dining and enjoying outdoor meals. There is also rear access to a detached garage within the plot and further garden area.

## Directions from Aston Knowles

From the agents' office at 8 High Street, turn left onto Coleshill St, continue straight onto Upper Holland Rd, continue straight onto Ebrook Rd, turn left onto Coles Ln, continue onto E View Rd, turn left onto Wylde Green Rd, turn right onto Walmley Rd/B4148, turn left onto Orton Ave, turn right onto Plants Brook Rd and the property will be on your right.

## Distances

Sutton Park - 3.4 miles  
Mere Green - 4.7 miles  
Sutton Coldfield Train Station - 2.5 miles  
Four Oaks Train Station - 3.4 miles  
Sutton Coldfield - 3.6 miles  
Lichfield - 11.9 miles  
Birmingham - 6.2 miles  
M6 Toll - 5.4 miles  
M6 - 11.5 miles  
Birmingham International/NEC - 8.9 miles

(Distances approximate)





#### Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: C

**VIEWINGS:** All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

**FIXTURES & FITTINGS:** These particulars are intended only as a guide and must not be relied upon as statements of fact.

#### Services

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

#### Disclaimer

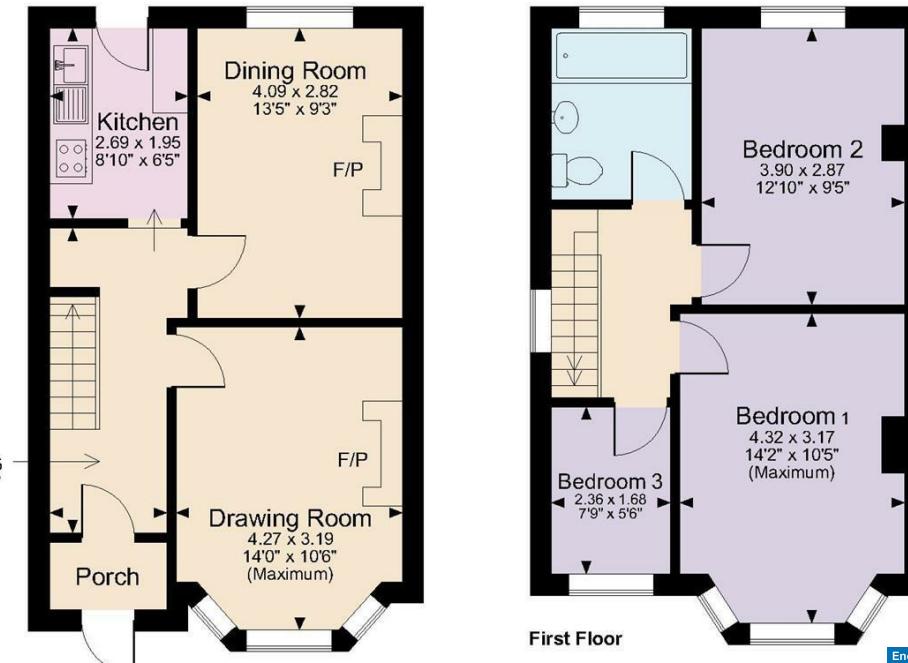
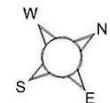
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Photographs taken: August 2024

Particulars prepared: August 2024



**Plants Brook Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**856 Sq Ft/80 Sq M**



**First Floor**

**Ground 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)		A	86
(81-91)		B	
(69-80)		C	66
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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**8 High Street, Sutton Coldfield, B72 1XA**

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