98 VICTORIA ROAD
SUTTON COLDFIELD
B72 1SN

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A substantial period home requiring modernisation, but offering generous accommodation, a mature private garden and excellent potential in a highly convenient Sutton Coldfield location.

The accommodation comprises a covered entrance porch, entrance hall, drawing room, snug, dining room, kitchen and garden room, with ancillary storage and a staircase rising to the first floor. There are three bedrooms, a family bathroom and further stairs leading to an additional loft room currently arranged as a bedroom/kitchen/living room. To the front is an attractive period elevation with decorative architectural detailing, while the rear provides a large, mature and secluded garden with established planting, mature trees and a winding pathway, offering considerable scope for clearance, landscaping and redesign.

EPC Rating: TBC
Approximate total floor area: 1975 Sq. Ft or 184 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

The property is in a highly sought-after location with Sutton Coldfield train station close by. History-rich Sutton Park itself is a former Deer Park dating from around the 12th century and is a designated Site of Special Scientific Interest and offers great scope for walking, cycling, jogging and a variety of other outdoor pursuits including sailing at Powell's Pool.
The Royal Town of town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling which are a few minuets walking distance away.
Nearby Mere Green provides an excellent further selection of everyday shops including M&S and Sainsbury's supermarkets, in addition to which the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.
One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC. The Cross City line from Four Oaks station, only a short walk from the property, connects to main line services from Birmingham New Street.

Description of Property

A Substantial Period Property Offering Considerable Scope for Refurbishment and Further Enhancement
Situated in a convenient and established position on Victoria Road, Sutton Coldfield, this substantial period property offers approximately 1,975 sq ft of accommodation arranged over three levels, together with a particularly mature and private rear garden.

The property is now in need of comprehensive updating and modernisation, and is therefore likely to appeal to purchasers seeking an opportunity to undertake a project and create a home to their own requirements. Beneath its present condition, however, there is considerable potential, with a versatile layout, generous room proportions and a wealth of period character to work with.
The ground floor provides a welcoming entrance porch and hall, leading to a generous drawing room with a feature fireplace, separate snug also having a fireplace, dining room and kitchen, together with a particularly useful garden room to the rear. The arrangement offers the opportunity to reconsider and modernise the existing accommodation to suit contemporary family living.
To the first floor are three bedrooms and a family bathroom, while the upper level provides an additional loft room currently arranged as a bedroom/kitchen/living space, offering further flexibility and potential, subject to the necessary consents.

Externally, the rear garden is a particularly interesting feature of the property. Currently very mature and heavily established, it has become substantially overgrown but offers excellent potential for clearance, landscaping and redesign, with mature planting, established trees and a secluded pathway creating the foundations for what could become a very attractive private garden.
The property represents an increasingly rare opportunity to acquire a substantial period home in a well-established and highly convenient Sutton Coldfield location, with significant scope for refurbishment, improvement and personalisation.

Distances

- Sutton Coldfield town centre ½ mile
- Lichfield 8 miles
- Birmingham 8 miles
- Birmingham International/NEC 13 miles
- M6 Toll (T5) 5.5 miles
- M6 (J7) 7 miles
- M42 (J9) 7 miles
- Sutton Coldfield Station 0.3 miles
- Four Oaks Station 0.8 miles
- Wylde Green Station 1.6 miles

(Distances approximate)
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Directions from Aston Knowles

From Aston Knowles at 8 High Street, proceed along High Street towards Sutton Coldfield town centre and continue onto Coleshill Street. Turn onto Victoria Road and continue along the road, where No. 98 will be found on the left-hand side. The journey is a short distance from the Aston Knowles office. Aston Knowles' office is at 8 High Street, B72 1XA, and No. 98 Victoria Road is within postcode B72 1SN.

Terms

- Tenure: Freehold
- Local authority: Birmingham City Council
- Tax band: G
- Average area Broadband Speed: 150 Mbps. Full Fibre also available

Services

We understand that mains water, gas, drainage, and electricity 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 are strictly by prior appointment with agents Aston Knowles on 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 all of 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 cannot be inferred that any item shown is included in the sale.

- Photographs taken : October 2026
- Particulars prepared: October 2026

Buyer Identity Verification Fee

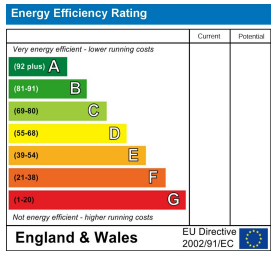
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject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

Victoria Road Sutton Coldfield B72 1SN
Approximate Gross Internal Area
Total = 1975 SQ FT 184 SQ M



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



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8 High Street, Sutton Coldfield, B72 1XA

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