

55A SOMERVILLE ROAD
SUTTON COLDFIELD
B73 6HJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A 4-bedroom detached family home, ideally situated in a highly sought-after residential location, just a short stroll from Sutton Coldfield town centre and within walking distance of the prestigious Sutton Coldfield Grammar School for Girls.

ACCOMODATION

Ground Floor:

Entrance porch

Reception Hallway

Guest Cloakroom with WC

Through Living Room/Dining Room with central fireplace

Kitchen

Utility Room

First Floor:

Bedroom one and four over looking the rear garden

Bedroom two

Bedroom three with en suite

Family Bathroom

Gardens and Grounds:

Paved Driveway

Integral double garage

Extensive rear garden

EPC Rating: C

Approximate gross internal floor area 1954 square feet,
181.6 square metres.

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

55a Somerville Road is situated in the well regarded Maney area of Sutton Coldfield. The property benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham which is approximately 6 miles away.

The property has excellent connectivity and access to a variety of amenities. Wylde Green train station is just a short distance away, offering convenient rail links for commuters direct into Lichfield Trent Valley and Birmingham New Street. Boldmere High Street, renowned for its charming boutique shops, cafes, and local eateries, is also within easy reach, providing a vibrant community atmosphere. Additionally, Sutton Coldfield town centre, with its extensive selection of high-street shops, fine dining restaurants, and leisure facilities, ensures that everything you need is right on your door step.

Schooling in the area includes Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School, Highclare School, Holland House Junior School and Plantsbrook School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Wyndley Leisure Centre and Sutton Park are conveniently nearby, offering an exceptional range of opportunities for recreation and relaxation. Wyndley Leisure Centre features state-of-the-art fitness facilities, including a gym, swimming pool, and sports courts, catering to all levels of fitness and interests. Sutton Park, one of the largest urban parks in Europe, provides an idyllic natural retreat with its expansive woodlands, open heathland, and picturesque lakes. Whether you enjoy cycling, jogging, or leisurely walks, the park's diverse landscapes offer endless possibilities for outdoor adventures. Together, these amenities enhance the area's appeal, making it ideal for those seeking an active and balanced lifestyle.

Description of Property

Situated in a highly convenient and desirable setting, this family home offers an abundance of potential. While the property is in need of some general modernisation, it presents a fantastic opportunity for those looking to put their personal stamp on a home. Though modest in size for the road, it provides ample space for comfortable family living, with well-laid-out interiors that can be reimagined to suit modern lifestyles. The extensive gardens offer a lovely outdoor retreat, perfect for recreation, gardening, or relaxation.

Ground Floor: Approached from the driveway is the enclosed porch, through which you enter the reception hallway that leads to the main living areas. Off the hall is the guest cloakroom with WC and the utility room just before the kitchen. The spacious through living/dining room features a central fireplace. To the

rear are sliding patio doors leading out onto the paved patio and garden. The well-appointed kitchen is equipped with sleek black worktops which have complementary black and white tiles splashbacks and an abundance of wall and floor cupboards. Integrated appliances include a oven, dishwasher and gas hob. The utility room has a stainless steel sink, space for washing machine, wall mounted Worcester Bosch boiler and door to the side pathway leading to the fore and rear garden.

First Floor: A staircase from the first floor leads to the landing which provides access to the four good sized bedrooms. Bedroom three has an ensuite shower room for added convenience. Bedrooms one and four have lovely views over the rear garden and bedroom two is a generous sized bedroom and has good light from the front window. A well-designed family bathroom completes the first-floor layout.

Gardens and Grounds

The exterior of the property is just as impressive, featuring a paved driveway bordered by mature shrubbery and trees, ensuring both privacy and curb appeal. An integral double garage provides additional storage or parking space. The rear gardens are beautifully laid to lawn and surrounded by mature trees, offering a tranquil setting for outdoor relaxation. A paved patio area invites alfresco dining and entertainment, making it perfect for hosting family gatherings and enjoying summer evenings.

Distances

Sutton Coldfield town centre 0.5 mile
Birmingham 6 miles
Lichfield 10 miles
Birmingham International/NEC 13 miles
M6 (J6) 4 miles
M6 Toll (T3) 5 miles
M42 (J9) 8 miles

(Distances approximate)

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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.

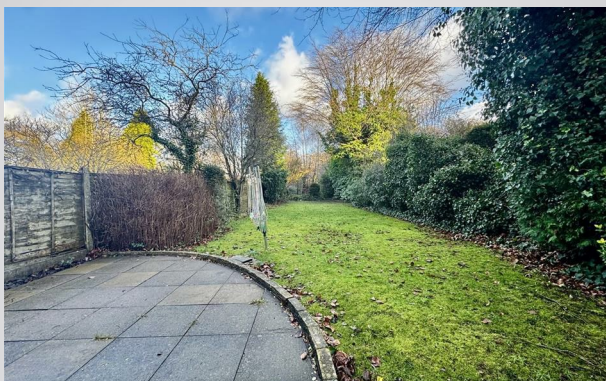
Services

Mains, water, gas, drainage and electricity are connected.

Directions from Aston Knowles

Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Birmingham. At the traffic lights by Beeches Walk/Horse and Jockey public house, turn right onto Jockey Road (A453). Take the first right into Somerville Road and number 55 a is situated on the right hand side.





Terms

Tenure: We are verbally advised that the property is Freehold
Local authority: Birmingham City Council, 0121 303 1111
Tax band: F
Broadband average speed: 150 Mbps

Viewings

All viewings of 55a Somerville Road, 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.

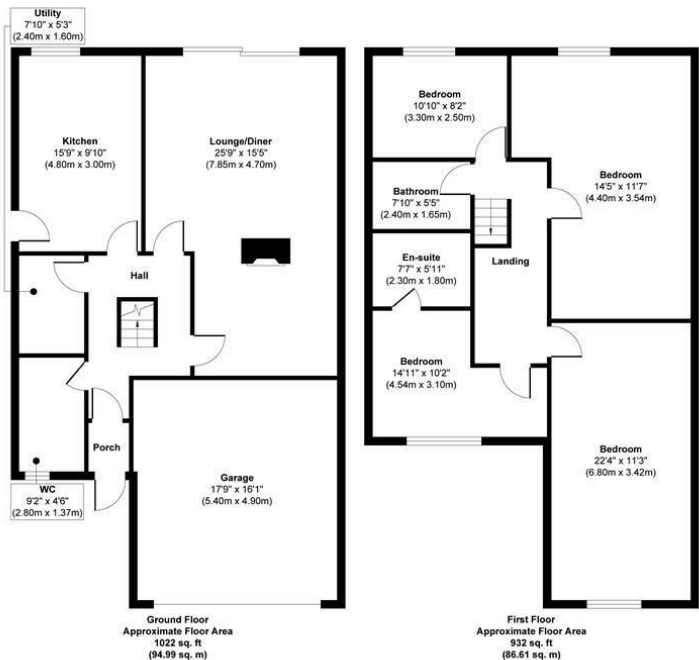
Photographs taken: December 2024
Particulars prepared: December 2024

Buyer Identity Verification Fee

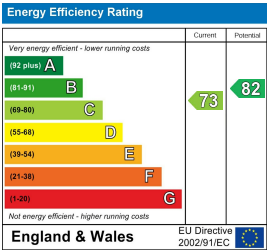
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject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



55a Somerville Road, Sutton Coldfield, West Midlands B73 6HJ



Approx. Gross Internal Floor Area 1954 sq. ft / 181.60 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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