

53 CAVERSHAM PLACE  
SUTTON COLDFIELD  
B73 6HW

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A fantastic two/three-bedroom, second-floor apartment with private balcony and covered parking bay in the heart of Sutton Coldfield.

### ACCOMMODATION

Ground Floor: communal entrance

Second Floor: reception hallway, sitting/dining room with balcony, kitchen, study, principal bedroom with Juliet balcony, walk-in wardrobe and en-suite shower room, bedroom two, family bathroom.

Gardens and Grounds: gated entrance, allocated parking space under cover.

Approximate gross internal floor area 1,023.4 sq ft (95.1 sq m).

EPC Rating: B



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 town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, lies about 8 miles from Birmingham. Sutton Coldfield provides an excellent place to shop and relax, with many shops in the Gracechurch Shopping Centre and shops on its high street known as The Parade, including a Café Nero, House of Fraser, WH Smith, and Waterstones.

Also close by is Mere Green, where there is an M&S and Sainsbury's supermarket together with an array of independent restaurants and coffee shops in the newly developed Mulberry Walk.

Nearby, Sutton Park provides the ideal location for family, leisure, relaxation, and wellbeing. Its seven lakes, extensive woodland, and several restaurants fall on the edge of an 18-hole golf course. At 2,400 acres, the Nation Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, sailing, and other outdoor activities.

Sports lovers are sure to find something they love here, as Sutton Coldfield boasts two rugby clubs, Sutton Coldfield RFC and Spartans RFC, as well as two football clubs, cricket clubs, and numerous golf clubs. Wyndley Leisure Centre, on the edge of Sutton Park features a swimming pool and athletics track.

There is excellent schooling in the area, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, and Plantsbrook Secondary. Purchasers are advised to check with the local council for up-to-date school catchment areas.

### Description of Property

This spacious apartment is located in the heart of the Royal Town of Sutton Coldfield.

A communal entrance leads into the property, the apartment is situated on the second floor. The reception hallway welcomes you into the apartment and offers access to all the rooms.

Double doors lead into the sitting/dining room offers great versatility thanks to its large size, French doors and floor to ceiling window lead out to the balcony offering a bright space and open fee.

The kitchen features wall and floor units, tiled splash back. Integrated appliances throughout including fridge-freezer, oven, and hob with extractor over, tiled flooring and downlighting finish off the space.

The principal bedroom suite benefits from French doors leading to a Juliette balcony, a walk in wardrobe, an en-suite bathroom with walk in. Bedroom two is a double room, it features a bay window. The study is a versatile space offering the use as either a home office, playroom or third bedroom. A family bathroom with bathtub with shower over completes the apartment.

### Gardens and Grounds

The property benefits from an allocated parking space under cover.

### Directions

Head south-east on to High Street (A5127), at the roundabout take the second exit onto Mill Street (A5127). Take a slight right onto Lower Queen Street. Take the first exit at the roundabout onto Birmingham Road and turn right on Manor Hill. Turn right onto Caversham Place.

### Distances

Sutton Coldfield 0.2 miles  
Birmingham 8.9 miles  
Lichfield 9.2 miles  
Solihull 18.1 miles  
M42 7.3 miles  
Birmingham International/NEC 14.7 miles  
(Distances approximate)

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### Services

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

### Terms

Local authority: Birmingham City Council  
 Broadband Average speed in area : 1130 Mbps  
 Tax band: E

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

### Disclaimer

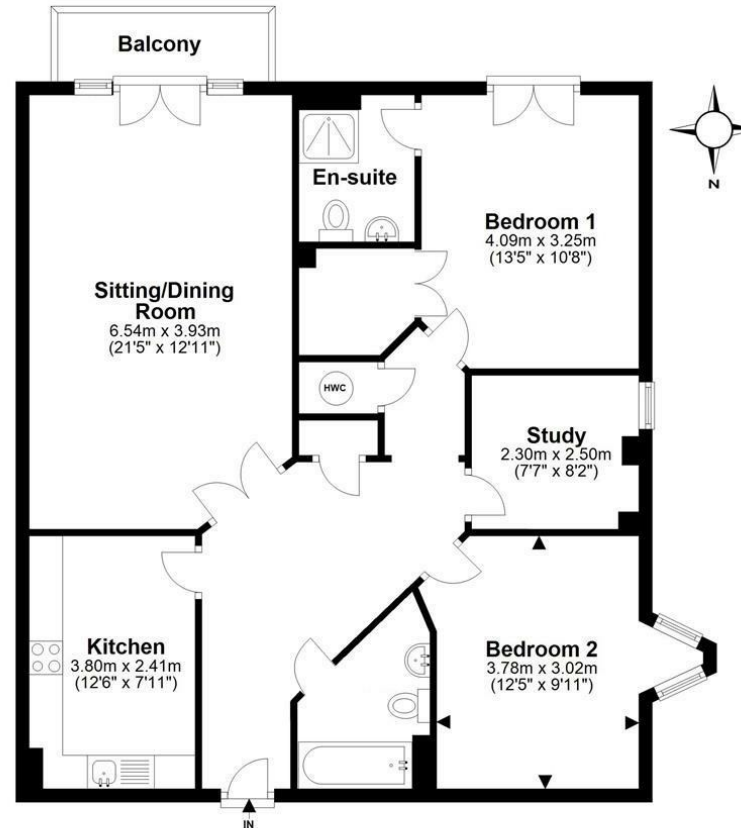
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars 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 lease.

Photographs taken November 2021  
 Particulars prepared December 2021



### Apartment

Approx. 95.1 sq. metres (1023.4 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 sq. feet)

Disclaimer  
 Floorplan for illustrative purposes only  
 Measurements are approximate and not to scale  
 Please re-check all information before making any decisions  
 For more information please contact the agent

**53 Caversham Place, Sutton Coldfield**

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>		<b>82</b>	<b>82</b>
(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			
England & Wales		EU Directive 2002/91/EC	

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

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