2 WYNDLEY CLOSE
SUTTON COLDFIELD
B74 4JD

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



# ACCOMMODATION

This well appointed and unusually spacious ground floor apartment is offered with No Upward Chain.
A welcoming and unusually spacious entrance hall provides access to the well-planned accommodation and benefits from fitted cloak wardrobes and a useful storage cupboard. The apartment comprises a well-equipped kitchen, an adjoining dining room and an elegant drawing room, creating versatile and comfortable living spaces. There are two generously proportioned bedrooms, including a principal bedroom with an en-suite shower room and a second bedroom with an en-suite bathroom. Completing the accommodation is a delightful terrace, offering an attractive outdoor space for relaxation and entertaining the balcony is private, not overlooked facing mature hedges & shrubbery.

Gardens and Grounds
The property forms part of an exclusive development of multi-storey luxury apartments and purpose-built apartments, approached via a tarmac driveway and enjoying a highly private brick frontage. Residents benefit from visitor parking bays and dedicated single garages situated within a separate block to the rear of the development. Access is provided through a secure communal entrance with an integrated security intercom system, leading into an attractive communal reception hallway. Beautifully maintained communal gardens further enhance the setting, providing an appealing and tranquil environment for residents to enjoy.

EPC Rating: C
Approximate total floor area: 1059 Sq. Ft or 98 Sq. Meters

· Entrance Hall
· Cloak wardrobes
· Storage closet
· Kitchen
· Dining room
· Drawing room
· Principle bedroom with en-suite shower room
· Bedroom number two with ensuite bathroom (Jack & Jill)
· Terrace

Gardens and Grounds:
Frontage and Exterior
· Allocated garage en block
· Tarmac driveway for parking
· Visitor parking bays

Communal Areas
· Secure Main Entrance with an integrated security intercom
· Communal reception hallway
· Communal Gardens

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
Wyndley Manor is situated in a popular residential area and is within walking distance of Blake Street train station.

Everyday amenities can be found in nearby Streetly village and in nearby Mere Green there are M&S, and Sainsbury's supermarkets together with an array of restaurants and coffee shops in Mulberry Walk. Sutton Coldfield is also located close by, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits. One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishops Veseys Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

## Description of Property
Occupying a desirable position within an exclusive development in the heart of Four Oaks, this ground floor beautifully appointed two-bedroom luxury apartment with allocated garage offers generously proportioned accommodation, & elegant living spaces.

The apartment is accessed via a very spacious welcoming entrance hall, thoughtfully designed with fitted cloak wardrobes and a useful storage cupboard, providing excellent everyday practicality. An inner hall leads seamlessly through to the principal reception spaces, creating a wonderful sense of flow throughout the home. The well-equipped kitchen features a range of integrated appliances and opens conveniently to the adjoining dining room, making it perfectly suited to both everyday living and entertaining. The dining room benefits from direct access to both the drawing room and the private terrace, allowing natural light to flood the space and creating an effortless connection between indoor and outdoor living. The impressive drawing room provides an elegant and inviting setting in which to relax, centred around an attractive feature fireplace. French doors open directly onto the private terrace, extending the living accommodation outdoors and offering a delightful space for al fresco dining or simply enjoying the surroundings.
The principal bedroom is a beautifully proportioned retreat, complete with two sets of double fitted wardrobes (which includes two dressing tables) and a stylish en-suite shower room. The second double bedroom also benefits from three sets of fitted double wardrobes and an en-suite bathroom. Designed with versatility in mind, the en-suite bathroom features a second access door from the hallway, allowing it to serve as an attractive guest bathroom when required.

A particular feature of the property is the private terrace, which is accessed from the dining room and provides an idyllic setting for outdoor relaxation while overlooking the beautifully maintained communal grounds.

Gardens and Grounds
Set within an attractive modern residential development of luxury apartments and purpose-built flats, constructed after 1980, the property enjoys an elegant brick façade, thoughtfully designed to complement the area's leafy and affluent suburban character. Beautifully landscaped communal gardens surround the development, featuring manicured lawns, paved pedestrian pathways and well-stocked shrub and herbaceous borders. The boundary enjoys a particularly tranquil aspect, with open green fields, providing a peaceful and picturesque backdrop rarely found in such a convenient location.

## Disctances
· Sutton Coldfield town centre 3.5 miles
· Lichfield 7 miles
· Birmingham 11 miles
· Birmingham International/NEC 15 Miles
· M6 Toll (T5) 3 miles
· M6 (J7) 6.5 miles
· M42 (J9) 9 miles

(Distances approximate)
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## Directions from Aston Knowles
From the agents' office at 8 High Street, head towards Four Oaks train station on the Lichfield Road. At the roundabout take the third exit and at the next roundabout take the third exit again. At the third exit take the second exit and then at the fourth exit take the first exit onto Blake Street. Turn left onto Wyndley Close and you will find Wyndley Manor on your right-hand side.

## Terms
Tenure: We are verbally advised that the property is Leasehold.

Local authority: Birmingham City Council 0121 303 1111
Council tax band: E

Average area broadband speed: 150 Mbps. Full fibre also available.

## Services
We understand that mains water, electricity and gas 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 of Wyndley Manor 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 2026
· Particulars prepared: July 2026









## Buyer Identity Verification Fee

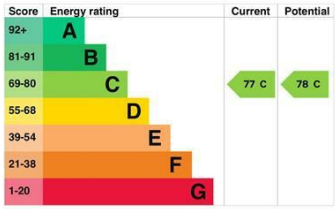
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject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

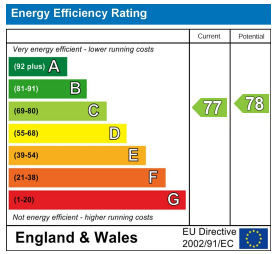
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Wyndley Close Sutton Coldfield B74 4JD
Approximate Gross Internal Area
Total = 1059 SQ FT / 98 SQ M




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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