

9 KIMBERLEY CLOSE
SUTTON COLDFIELD
B74 3DU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This beautifully presented six-bedroom detached family home is the result of extensive and high-quality design. It sits in a mature and private location within a well-established and desirable residential area.

ACCOMMODATION

Ground Floor:

Reception hallway

Guest cloakroom

Study

Lounge

Dining room

Kitchen/breakfast room

Utility room

Entertainment room with guest cloakroom

First Floor:

Landing

Six bedrooms

Two ensembles

Family bathroom

Garden and Grounds:

Gated property

Tarmac driveway with ample parking

Double garage

Gardens in excess of 1/3 of an acre

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

Situated on a cul-de-sac within a quiet residential neighbourhood. Streetly Village offers a selection of restaurants, bars, boutique shops and salons, all in walking distance of the property. Transportation links in the area are favourable, with regular bus services connecting Sutton Coldfield to Birmingham city centre and surrounding areas. Sutton Coldfield railway station is also accessible, providing direct train services to Birmingham New Street and other destinations, making commuting, or traveling to other parts of the country convenient.

In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants. 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.

The property is in close proximity to an excellent choice of shops, restaurants and schooling including the highly regarded St Annes primary school. Other schools close by include Manor Primary school, The Lindens Primary school and Streetly Academy secondary school. (Purchasers are advised to check with the Council for an up-to-date information on school catchment areas).

Description of Property

The reception hall provides access to the ground floor reception rooms, featuring a spacious layout and staircase leading to the first-floor landing. A guest cloakroom with a WC and sink is conveniently located.

The lounge, accessed through double oak doors, is a generously sized room with abundant natural light and a central fireplace seamlessly integrated into the wall.

The study offers a perfect space for a home office, characterised by its ample size and functionality.

The large dining room, accessible through double doors from the hallway, provides an ideal setting for formal dinners. It also offers access, through double doors, to the kitchen/breakfast room.

The kitchen/breakfast room is well-appointed, featuring white cabinetry, contrasting black countertops, and a central island with an additional wooden dining table for family meals. Double patio doors provide access to the rear garden patio.

The utility room, located off the kitchen, complements the overall design with matching cabinetry. It includes a sink and space for a washing machine and tumble dryer, with a convenient door leading to the rear garden.

Moving to the first floor, six spacious bedrooms await, two of which boast ensuite bathrooms. The family bathroom on this floor includes a bathtub, walk-in shower cubicle, sink, and WC.

Garden and Grounds

This property's elegant appearance is evident from the outset, set back behind a gated entrance with a tarmac driveway offering ample parking space and featuring a double garage suitable for both parking and storage needs.

The rear garden primarily consists of a well-kept lawn, enveloped by mature trees and hedges, ensuring privacy. It features a patio area suitable for alfresco dining and relaxation. This garden is extensive, covering over 1/3 of an acre, providing ample outdoor space for various activities and enjoyment.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A545, slight left onto Streetly Lane/B4151, at the roundabout continue straight onto Hardwick Road, turn right onto Kimberley Close and the property will be on your left.

Distances

Sutton Coldfield - 3.1 miles
Birmingham - 7.9 miles
Lichfield - 7.8 miles
M6 Toll (T5) - 11.3 miles
M6 (T7) - 17.7 miles
M42 (J9) - 27.1 miles
Birmingham International - 18.0 miles
NEC - 17.4 miles
(Distances approximate)

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Terms

Local Authority: Walsall Council
Tax Band: G
Broadband Average Area Speed: 150 Mbps





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

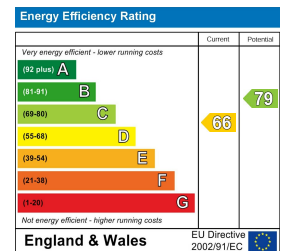
Services

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

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: September 2023
Particulars prepared: September 2023



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