

2 THOMAS DE BEAUCHAMP LANE
SUTTON COLDFIELD
B73 6DE



An exceptional five-bedroom detached family home, finished to a high specification, superbly located on this executive development close to local amenities and Sutton Park.

ACCOMMODATION

Ground floor:

- Reception hallway
- Drawing room
- Study
- Kitchen/breakfast/dining room
- Utility
- Guest cloakroom

First floor:

- Master bedroom with en suite bathroom
- Guest bedroom with en suite bathroom
- Bedroom three with en suite shower room

Second Floor:

- Two further bedrooms
- Family bathroom

Outside

- Integral double garage
- Spacious side and rear garden
- Patio area to rear

Approximate total gross floor area 3100 square feet (288 square metres).

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 • (Distances approximate)

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

2 Thomas de Beauchamp Lane is a modern family home, conveniently situated for access to local transport networks, schools, amenities, Sutton town centre and Sutton Park.

Four Oaks and Sutton Coldfield train stations are within easy walking distance, and Sutton Park offers great scope for walking and a variety of outdoor pursuits. Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

DESCRIPTION OF PROPERTY

Approached from Tudor Hill, 2 Thomas de Beauchamp Lane occupies a generous corner plot and radiates a charming contemporary style.

The reception hallway has the luxury of underfloor heating beneath an attractive tiled floor and an oak staircase providing access to the spacious drawing room, which forms the heart of the house. Double bi-fold doors looking out over the rear garden allow natural light to fill the room, making this the perfect space for entertaining guests.

The kitchen/breakfast/dining room can be accessed from the drawing room as well as the reception hallway, and is a stylish and contemporary space. The tiled flooring provides warmth under foot with under floor heating and pairs perfectly with the white cupboards and counters with dark granite worktops. The kitchen features various modern built-in appliances, such as a double fridge, four-ring induction hob with extractor above, and two ovens. A kitchen island forms the centre of the room and allows for additional work and storage space. With plenty of room for an informal dining area and views over the rear garden, this is an ideal space for spending quality time with family and friends, lingering over dinner, and enjoying the sunset through the floor to ceiling French doors and windows. The bi-fold doors also provide access to the patio in the rear garden. A utility area can be accessed from the kitchen, with sink, workspace, and space for a washing machine and dryer.

A study is located at the front of the home and provides a view over the foregarden, ideal for use as a home office.

The reception hallway also provides access to a guest cloakroom and a separate storage closet.

The first-floor accommodation can be accessed from the reception hallway and comprises a spacious linen closet, master bedroom with built-in wardrobes and an en suite bathroom featuring attractive wall and floor tiles, matching white suite with contemporary egg-shaped bath, double walk in shower cubicle, his and her basins, low level WC and full-length heated chrome towel rail. The guest bedroom has built-in wardrobes and an en suite bathroom which also features a panel bath with chrome attachment, shower cubicle, WC, twin basins and complementary wall and floor tiles. The third bedroom also has an en suite shower room enjoying a large walk in shower cubicle, wash hand basin, WC and full-length heated towel rail. An added luxury of the property is that all of the bedrooms have had the fitted wardrobes customised to feature enhanced storage areas, rails and shelving.

The second-floor accommodation can be accessed from the first-floor landing and comprises of two further bedrooms, one of which has been fitted out as a home office and a family bathroom with white suite.

GARDENS AND GROUNDS

The property has one of the largest gardens on the Thomas de Beauchamp development and features a generous lawned area with paved patio: ideal for entertaining, barbecues, and al fresco dining.

The double garage can be conveniently accessed from the garden and the driveway.

SERVICES

We understand that mains water gas 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.

DIRECTIONS (B73 6DE)

From the centre of Sutton Coldfield take the A5127 (Brassington Avenue) and turn left onto Park Road. At the traffic island take the second exit onto Tudor Hill. Follow the road past the park and up the hill, Thomas de Beauchamp Lane can be found towards the top of the road on the right-hand side, the property can be identified by the Agents For Sale board.





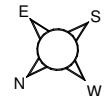
Thomas De Beauchamp Lane, Sutton Coldfield

Approximate Gross Internal Area

Main House = 2806 Sq Ft/261 Sq M

Garage = 294 Sq Ft/27 Sq M

Total = 3100 Sq Ft/288 Sq M



TERMS

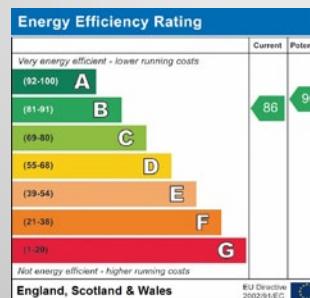
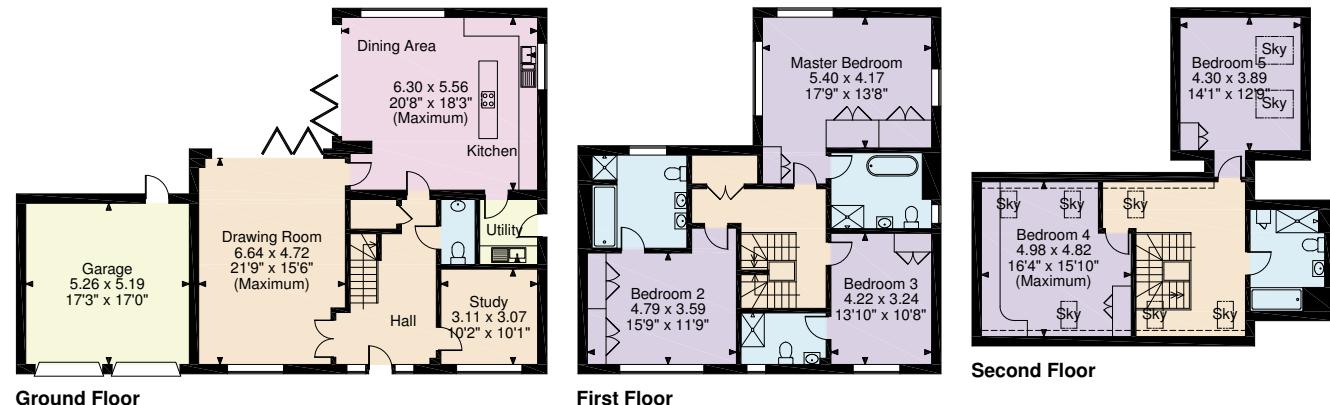
Tenure: Freehold

Local authority: Birmingham City Council

Tax band: G

VIEWINGS

All viewings of 2 Thomas De Beauchamp Lane are strictly by appointment with agents Aston Knowles 0121 362 7878.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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