

158 SLADE LANE
SUTTON COLDFIELD
B75 5RR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A wonderful three bedroomed home in a sought after semi-rural private location.

ACCOMMODATION

Ground Floor: Sitting room, Kitchen, Bathroom, Storeroom.

First Floor: Three bedrooms.

Gardens: Generous sized gardens to side & rear

Approximate gross internal floor area 839.2 sq. feet (78 sq. metres)

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

158 Slade Lane is ideally situated in a semi-rural residential area close to Mere Green in Sutton Coldfield, local amenities are abundance and there are an excellent selection of primary and secondary schools including Little Sutton Primary School, Moor Hall Primary School, St Joseph's Primary School, The Arthur Terry School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls.

Purchasers are advised to check with the Council for up to date information on school catchment areas.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling. In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Description

This wonderful family home is located in an attractive semi-rural position, whilst remaining close to the amenities in the Sutton Coldfield area.

The reception hallway leads to the front sitting room. Fitted with a traditional fireplace, and boasting views over greenbelt, this room is a great space to relax with your family or have guests over. Following through the sitting room is a fitted kitchen, finished with a range of wall and base units, great for storage and with space for appliances. A further store room is accessible via the kitchen.

The ground floor also comprises of a fitted bathroom; with complimentary white tiled walls, the room consists of a panelled bath with shower head, a low level WC and a pedestal sink.

The first floor accommodation consists of a principal bedroom, with beautiful views over the nearby fields, and two further bedrooms.

Gardens and Grounds

The property benefits from a very generous garden.

The properties' unique location and positioning offers stunning views over the countryside.

Distances

Sutton Coldfield 2.2 miles
Lichfield 8.7 miles
Birmingham 9.8 miles
M6 10.0 miles
Birmingham International/NEC 14.0 miles
(Distances approximate)

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Directions

From the agent's office at 8 High Street, head towards Four Oaks. Turn right onto Tamworth Road. After 1.9 miles turn left on to Fox Hill Road. Take the right hand turn onto Slade Lane, you will find the property on the right-hand side after 0.3 miles.

Services

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

Terms

Local authority: Birmingham City Council
Tax band: D

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 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 all of 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 cannot be inferred that any item shown is included in the sale.

Photographs taken September 2022

Particulars prepared? September 2022

EPC rating

EPC rating: D

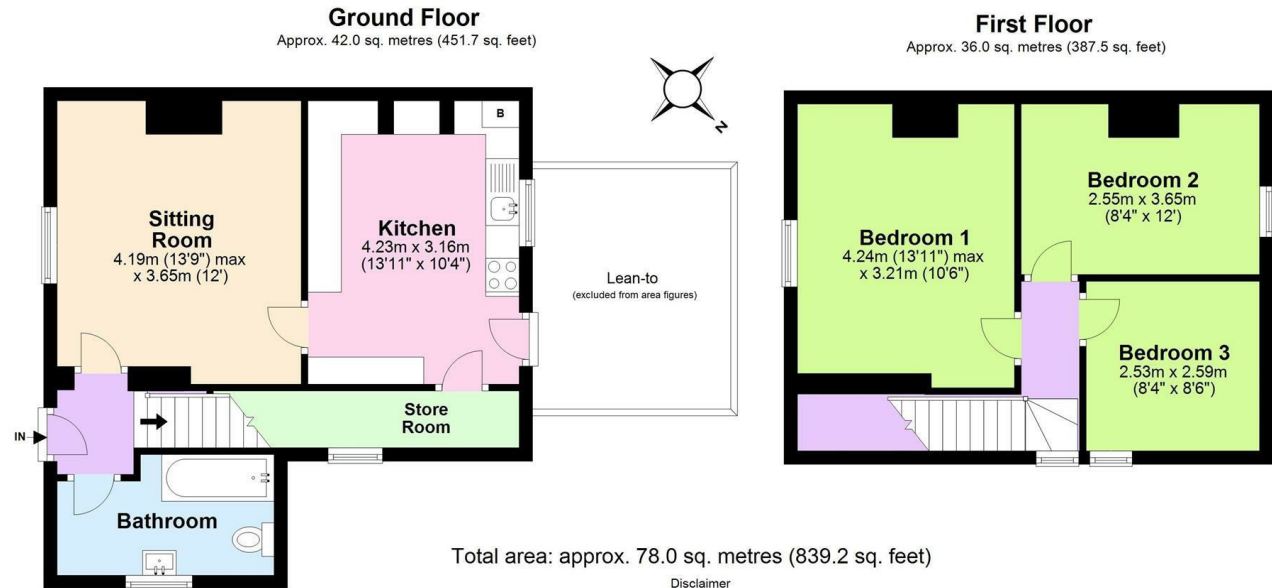
Broadband Average speed in area

Broadband Average speed in area : 1130 Mbps (this is according to similar properties in close proximity of this property)

COUNCIL TAX BAND

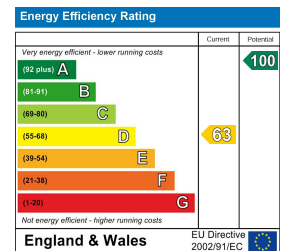
COUNCIL TAX BAND: D

BIRMINGHAM



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

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