15A DRIFFOLD
SUTTON COLDFIELD
B73 6HT

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A three-bedroom detached family home, situated in a sought-after location.

Ground floor:
Reception hall
WC
Living room
Open plan kitchen
Dining room.

First floor:
Three bedrooms
Family bathroom

Gardens & Grounds:
Drive offering off road parking
Garage
Pleasant enclosed rear garden

Approximate gross internal floor area: 1056 Sq Feet
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
The property is situated in the well-regarded Maney area of Sutton Coldfield meaning it is just a few minutes' walk away from the amenities of the town centre. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham and is approximately 7 miles away. The property is a short distance from Sutton Coldfield train station and town centre.

The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, and provides an excellent place to shop and relax, with various shops and restaurants to choose from. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses in Boldmere and Streetly.

Schooling includes Maney Hill Primary School, St Joseph's Catholic Primary School, Plantsbrook School, Bishop Vesey's 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
Offering a blend of elegance, functionality, and style, this home is sure to captivate those seeking both comfort and luxury.
The inviting entry hall sets the tone for the entire property with its sophisticated design and welcoming ambiance. A thoughtfully positioned downstairs WC adds practicality for both residents and guests. The generously sized lounge, bathed in natural light, provides a warm and inviting space for relaxation or entertaining.
The formal dining room is perfect for hosting dinner parties or family meals, offering a stylish setting for memorable gatherings. At the heart of the home is a sleek, modern kitchen, refitted with state-of-the-art built-in appliances. Whether you're preparing a quick snack or a gourmet feast, this kitchen caters to all culinary needs.

Upstairs, you'll find three well-appointed bedrooms, each offering ample space, comfort, and versatility to suit a variety of needs, from restful retreats to home offices. The refitted contemporary bathroom boasts high-quality fixtures and fittings, creating a luxurious space to refresh and unwind.
This home has been designed and maintained to provide an exceptional living experience. From its modern amenities to its timeless elegance, every detail has been carefully considered to ensure a seamless lifestyle for its occupants.

Gardens & Grounds
The property is complemented by beautiful gardens and grounds. The enclosed rear garden features well-maintained shrub and flower borders, along with a designated eating space that is perfect for alfresco dining or relaxing outdoors. A single garage provides secure storage, while the driveway accommodates parking for two to three cars, ensuring convenience and practicality.

Distances
Sutton Coldfield town centre 1.4 miles
Birmingham City Centre 7.2 miles
Birmingham International/NEC 11 miles
Lichfield 10.5 miles
M6 (J7) 6.0 miles
M6 Toll (T3) 5.4 miles
(Distances are approximate)

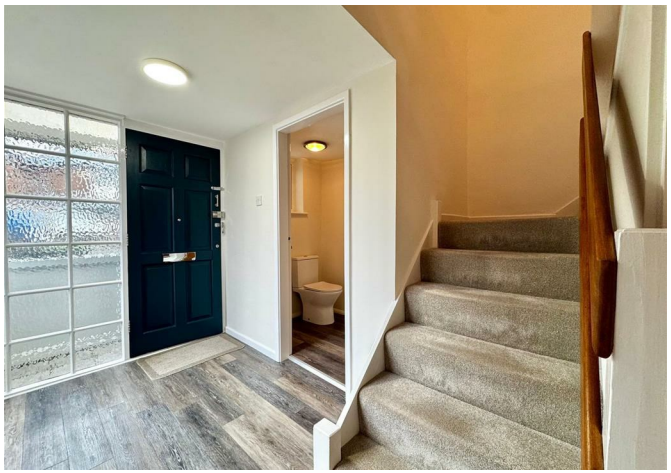
Services
We understand that mains water, drainage, electricity and gas are connected.

Directions
From the office at 8 High Street, follow the A5127 Mill Street towards Lower Queen Street. Take a slight right onto Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road before turning right onto Driffold. The property will be on your right.

Terms
Local Authorities: Birmingham









Tax Band: E
Average Area Broadband speed: 132 Mbps

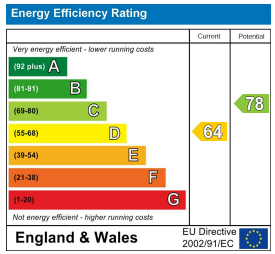
Viewings
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer
Important notice

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 let.

Photographs taken Jauuary 2025
Particulars prepared January 2025

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