

9 VERCOURT  
SUTTON COLDFIELD  
B74 3XE

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

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### Summary

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## ACCOMMODATION

### Ground Floor

- Reception hall
- Drawing room
- Dining room
- Kitchen
- Utility
- Conservatory
- Bedroom four/Office
- Main bedroom with en-suite
- Shower room

### First Floor

- Bedroom two
- Bedroom three
- Shower room
- Loft space

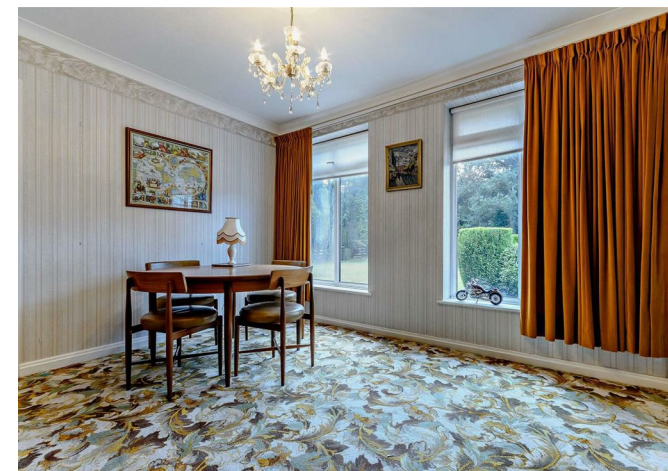
### Gardens and Grounds

- Double garage
- Front and rear garden

### EPC Rating: D

Approximate gross internal floor area including garage  
2,384 sq. ft (222 sq. m).

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

This flexible family home situated in a quiet cul-de-sac and is well placed for access to Streetly village, Sutton Coldfield and Birmingham City Centre. There is a good selection of everyday amenities in Streetly village and in nearby Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Nearby Mere Green, offers an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Park is only a short distance away and the park is a designated Site of Special Scientific Interest, offers huge scope for walking, golf, and a variety of other outdoor pursuits. The town of 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. Purchasers are advised to check with the Council for up-to-date information on school catchment areas. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Distances

- Sutton Coldfield town centre 3.4 miles
- Birmingham City Centre 8.5 miles
- Birmingham International/NEC 13.5 miles
- Lichfield 8 miles
- M6 (J7) 4.4 miles
- M6 Toll (T3) 6.7 miles

(Distances are approximate)

### Description of Property

A Distinctive Family Home with Versatile Living Spaces and Beautiful Gardens Welcome to this charming and spacious residence that seamlessly blends traditional elegance with modern comfort. Set within beautifully maintained gardens, this delightful property offers well-balanced accommodation across two floors, providing the perfect backdrop for living and entertaining alike.

### Ground Floor

Step through the inviting reception hall, which sets the tone for the rest of the home with its warm ambiance and welcoming layout. The drawing room is a bright and generous space, ideal for relaxing or hosting guests, while the dining room provides an elegant setting for more formal occasions. At the heart of the home lies a kitchen space with a practical utility room offering additional storage and workspace. The conservatory opens out

to the garden, creating a serene space to enjoy the changing seasons in comfort. The ground floor also features bedroom four, currently serving as a versatile office space, perfect for those working from home. The main bedroom boasts a private en-suite, offering a peaceful retreat with added convenience. A shower room completes the ground floor accommodation.

### First Floor

Upstairs, you'll find two further spacious bedrooms – bedroom two and bedroom three – both filled with natural light and ideal for family or guests. A second shower room serves this level, providing ample facilities for a busy household. There is also access to a useful loft space, ideal for storage or potential development (subject to the necessary permissions).

### Gardens and Grounds

Outside, the property is framed by attractive front and rear gardens, offering a private and tranquil setting. The rear garden provides a lovely space for outdoor dining, play, or simply enjoying nature. A double garage provides secure parking and additional storage.

This wonderful home presents a rare opportunity to acquire a property that combines generous proportions, flexible living areas, and beautiful outdoor spaces – all in one desirable package.

### Services

We understand that mains water, drainage, 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.

### Directions from Aston Knowles

From the office at 8 High Street head south-east on High Street/A5127 towards Coleshill Street. Continue onto Coleshill Street, turn right at the first cross street onto High Street. At the roundabout continue straight onto Four Oaks Road, after 0.7 miles take a slight left onto Streetly Lane. Continue on Hardwick Road and then take Little Aston Road to Vercourt.

### Terms

Tenure: Freehold

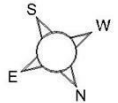
Local Authorities: Lichfield

Tax Band: G

Average are Broadband speed: 74 Mbps



**Vercourt, Sutton Coldfield, West Midlands**  
**Approximate Gross Internal Area**  
**Main House = 2185 Sq Ft/203 Sq M**  
**Garage = 319 Sq Ft/30 Sq M**  
**Total = 2504 Sq Ft/233 Sq M**



## Viewings

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

## Disclaimer

### Important notice

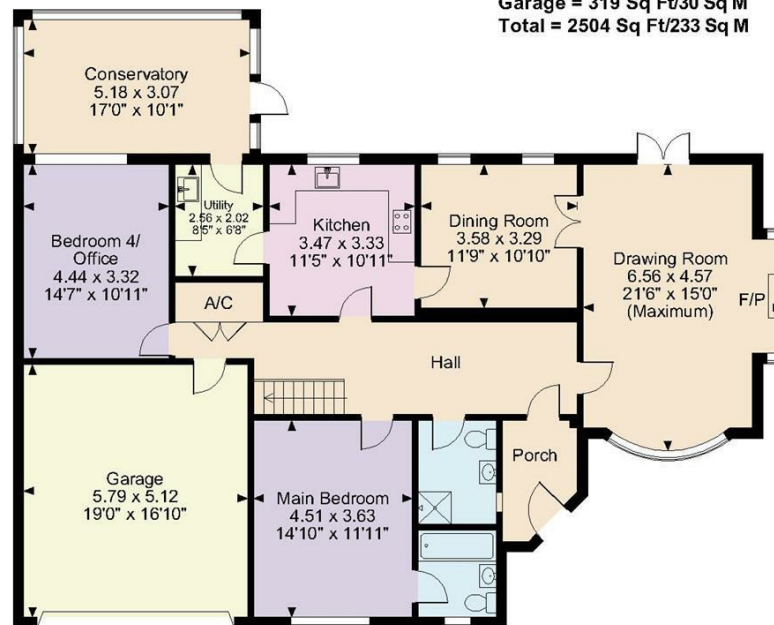
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars 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 sale.

Photographs taken March 2022

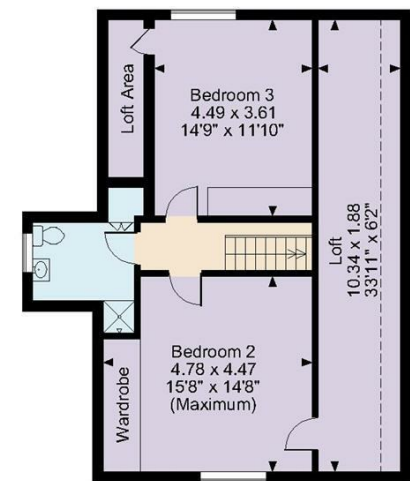
Particulars prepared March 2022

## 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.



**Ground Floor**



**First Floor**

### 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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