

209 WALSALL ROAD  
SUTTON COLDFIELD  
B74 4QA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A modern and refurbished three-bedroom detached home, finished to a luxury standard, with ample space and beautiful design. Located close to Little Aston Golf Club and Four Oaks Train Station, in a highly sought-after area.

There is scope for further extension, with a substantial south-westerly facing rear garden.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Guest cloakroom with WC

Study

Drawing room

Utility room

Kitchen/breakfast room

Conservatory

First Floor:

Landing

Three bedrooms

Family bathroom

Garden and Grounds:

Integrated garage

Passageway/store

Tarmac and block paved driveway with parking

South-westerly facing rear garden

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 1,914 Sq Ft (177 Sq M)

EPC Rating: C

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

Day to day amenities can be found locally both on the Walsall Road and in Streetly Village. These include local supermarkets, post office and chemist together with a selection of other shops and restaurants.

In nearby Mere Green there is a Marks and Spencer and a Sainsburys supermarket along with a selection of recently built restaurants and bars. In Sutton Coldfield town centre, there is comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Sutton Park, approximately half a mile away is one of Europe's largest urban parks offering great scope for walking, golf and a variety of outdoor pursuits.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Arthur Terry. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

As you come into the hallway, you are welcomed by neutral tones and contrasting hardwood flooring throughout the ground floor, setting a warm and inviting tone for the rest of the home. The hallway provides access to the reception rooms and includes a guest WC. There is also fitted storage at the entry for extra convenience for guests and occupants.

To the right, a study overlooks the front garden and serves as the perfect space to work from home.

To the left is the large drawing room, a through room offering views of both the rear garden and the front. This substantial living room provides a refined space for entertaining guests or everyday family living. At the rear, a generous dining area features sliding doors leading out to the garden patio for seamless indoor and outdoor living.

From this room, you can access the utility room, which houses the washing machine and tumble dryer, making it the perfect spot for laundry. It also includes a sink and provides access to the rear garden.

Accessible via double doors from the drawing room and separate access from the hallway is the heart of the home - the stunning, comprehensively re-fitted breakfast kitchen. It features a deep central island, contemporary units, an array of appliances, and opens up to the conservatory.

The conservatory is perfect for family time and opens out to the rear garden for additional indoor and outdoor living. It provides 360-degree views of the garden and lets in abundant natural light, with double doors leading out to the patio area of the garden.

Moving up to the first floor, you find three double bedrooms, each featuring fitted wardrobes and offering views of the rear garden, allowing natural light to flow throughout.

Finishing the first floor is the spa-like family bathroom, featuring a white suite with a bathtub, WC, sink, and separate shower.

### Gardens and Grounds

As you approach the property, it is set back from the roadway behind a deep tarmac multi-vehicular driveway with block-paved edging and a dwarf wall at the front. The driveway is bordered by hedging on one side and fencing with mature trees on the other.

Moving to the rear, there is an exceptionally generous garden, approximately south-westerly in elevation. The garden features timber decking leading to a wide paved patio area, which opens to a substantial lawned area with shrubs and trees. Timber fencing surrounds the garden, enhancing its south-westerly aspect.

### Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, continue to follow A454 onto Walsall Road and the property will be on your left.

### Distances

Little Aston Golf Club - 0.7 miles  
Moor Hall Golf Club - 3.0 miles  
Sutton Park - 1.2 miles  
Four Oaks Train Station - 1.6 miles  
Sutton Coldfield - 2.3 miles  
Lichfield - 6.8 miles  
Birmingham - 8.8 miles  
Birmingham International/NEC - 16.4 miles  
M6 - 5.7 miles  
M6 Toll - 10.1 miles  
M42 - 13.3 miles

(Distances approximate)

### Terms

Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: F  
Average area broadband: 150 Mbps







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

**Fixtures & Fittings:** These particulars are intended only as a guide and must not be relied upon as statements of fact.

#### Services

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

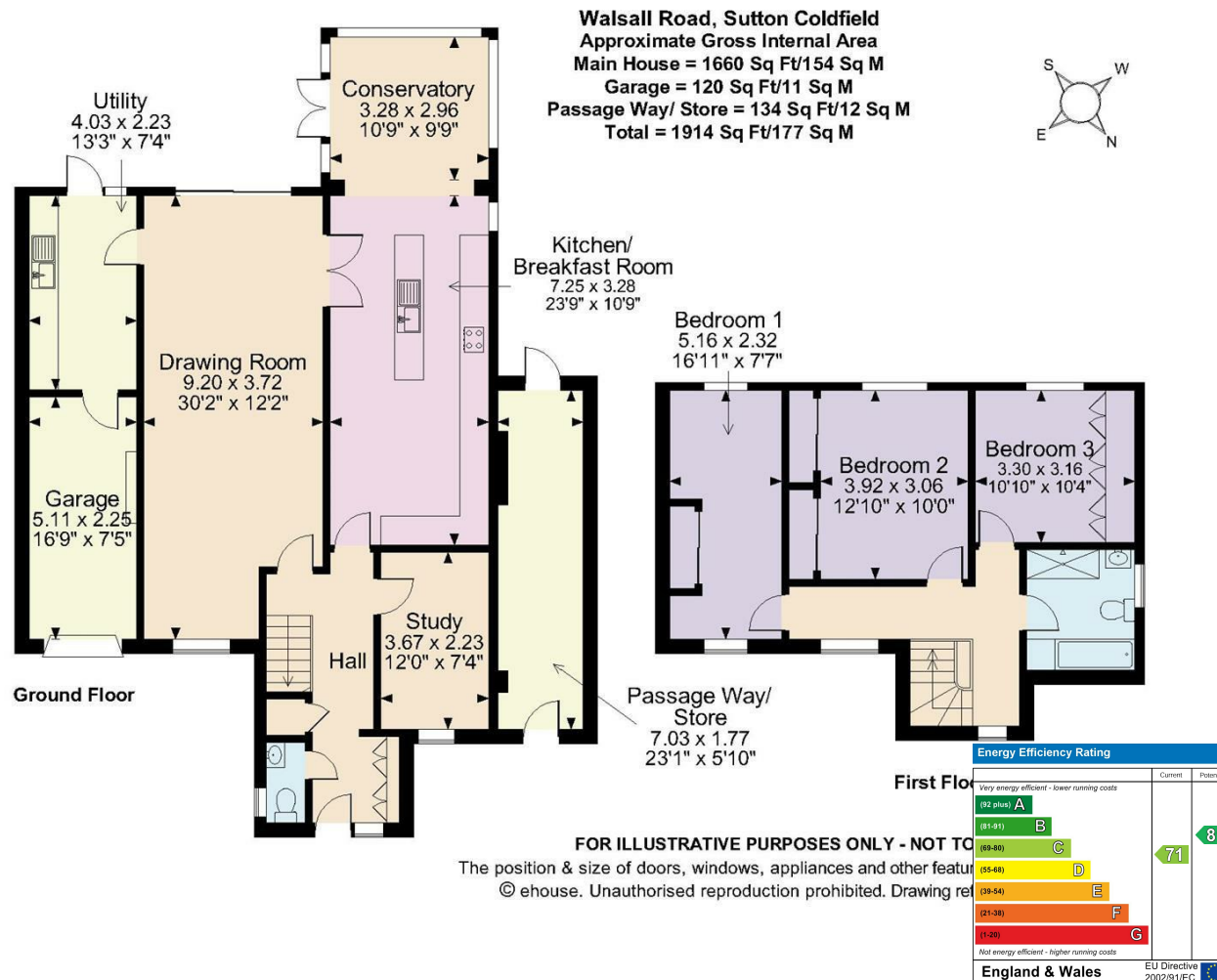
#### Disclaimer

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: May 2024  
Particulars prepared: May 2024

#### 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.



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**8 High Street, Sutton Coldfield, B72 1XA**

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