BIRCH HOUSE 268 BIRMINGHAM ROAD
SUTTON COLDFIELD
B72 1GZ

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Occupying the top floor of an exclusive and highly regarded development, this impressive three-bedroom apartment offers exceptionally spacious and beautifully proportioned accommodation extending to approximately 1400 sq ft.

Combining generous living spaces with a wonderful sense of privacy, the property presents an excellent opportunity for purchasers seeking an elegant and comfortable home in a desirable Sutton Coldfield location.

The accommodation includes a welcoming entrance hallway, an impressive drawing room, separate dining area and fitted kitchen, together with three well-proportioned bedrooms, the principal benefiting from its own en-suite facilities, and a further family bathroom.

With its generous proportions, versatile accommodation and prestigious setting, this delightful apartment is ideally suited to those looking to downsize without compromising on space, as well as purchasers seeking the convenience of apartment living.

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
Situated on the desirable Birmingham Road, the location provides easy access to major commuter routes, making it ideal for professionals. The apartment is just a short walk from local shops, cafes, and amenities, with Sutton Coldfield town center only a 10-minute stroll away, offering an array of dining, shopping, and leisure options.

Description
The apartment boasts three expansive double bedrooms, each designed with comfort and luxury in mind. The master suite is a true highlight, featuring a sophisticated en-suite shower room that offers a spa-like experience. Abundant built-in storage throughout ensures that every space is maximized for convenience and organization.
The heart of this home is the open-plan kitchen and dining area, which is beautifully equipped with top-of-the-line appliances and stunning finishes. Whether you're preparing a meal or entertaining guests, this space is both functional and inviting. Adjacent to the kitchen, the separate living room provides a tranquil retreat, perfect for relaxation and unwinding.
This penthouse is finished to the highest standards, with attention to detail evident in every corner. The expansive windows allow natural light to flood the space, creating a bright and airy atmosphere that enhances the home's sense of luxury.
Residents enjoy access to beautifully landscaped communal gardens at the rear of the property, providing a serene escape from the hustle and bustle of everyday life. At the front, an allocated parking space adds to the convenience of this exceptional property. The building is accessed via a secure main entrance, offering both safety and privacy.

Grounds
The property benefits from off road parking to the front and communal gardens.

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

Directions
Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Birmingham, continue over the traffic lights at Beeches Walk, continuing on to Birmingham Road. The property is on the right hand side.

Distances
Sutton Coldfield town centre 1 mile
Birmingham 6 miles
Lichfield 11 miles
Birmingham International/NEC 12 miles
M6 (J6) 4 miles
M6 Toll (T3) 5 miles
M42 (J9) 7 miles
(Distances approximate)

Terms
Local Authority: Birmingham
Tax Band: D

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.

CGI / Digitally Enhanced Imagery Disclaimer
Please note that certain images within these particulars have been digitally enhanced or CGI-staged for illustrative purposes only, to demonstrate the potential presentation and use of the accommodation. These images may include virtual furnishings, decorative finishes or other enhancements which do not









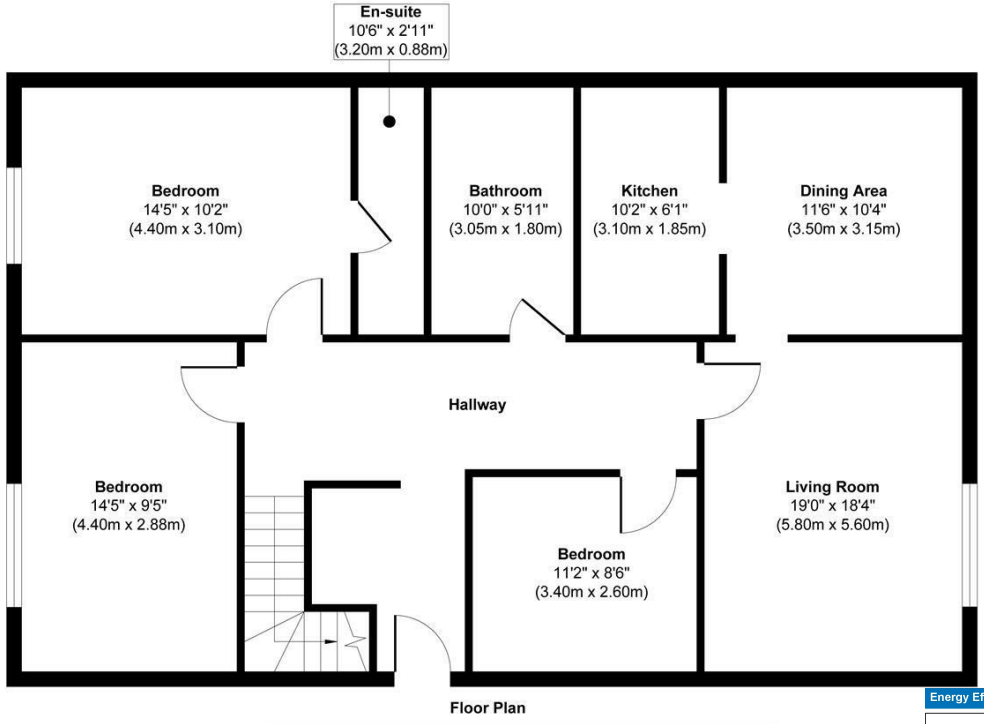
necessarily reflect the property's current condition or form part of the sale. Prospective purchasers are advised to satisfy themselves as to the property's actual appearance and condition during their viewing.

Photographs taken Jauuary 2025
Particulars prepared January 2025

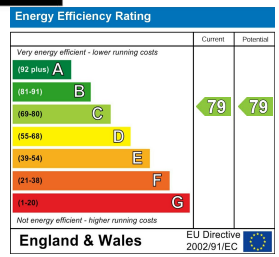
Broadband Average Speed in Area

ASTON KNOWLES

Apartment 10, Birch House 268, Birmingham Road Sutton Coldfield, B72 1GZ



Floor Plan



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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com