

10 WOODLAND RISE
SUTTON COLDFIELD
B73 6EL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A four-bedroom townhouse set in a quiet cul-de-sac close to Sutton Park and Sutton Coldfield town centre. Arranged over three floors, the property features a generous drawing room, open-plan dining area, refitted kitchen/breakfast room, modern family bathroom, and a detached double garage with additional WC. Ideal for families or professionals seeking flexible living in a superb location.

Accommodation

Ground Floor

- Garage ideal for secure parking and storage
- Separate cloakroom/WC
- Stairs rising to the main living accommodation

First Floor

- Entrance hallway with stair access to the upper floor
- Generously sized drawing room filled with natural light and offering ample space for entertaining or relaxing
- Dining area open to the drawing room, providing a seamless space for both formal and informal gatherings
- Stylish kitchen/breakfast room with a range of fitted units, integrated appliances, and ample workspace

Second Floor

- Spacious principal bedroom with large windows and room for freestanding or fitted storage
- Bedroom two ideal as a guest room or children's bedroom
- Bedroom three overlooking the rear
- Bedroom four perfect as a home office, nursery, or additional bedroom
- Contemporary family bathroom with bath, WC, basin and shower over

Approximate Gross Internal Area

- Main House: 1,283 sq ft / 119 sq m
 - Garage: 292 sq ft / 27 sq m
 - Total: 1,575 sq ft / 146 sq m
- EPC 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

Woodland Rise is a peaceful residential cul-de-sac set within the highly desirable area of Sutton Coldfield. Bordered by Sutton Park and with excellent access to both schools and amenities, the location is ideal for families and professionals alike. Local shops, cafes, and restaurants are nearby, while Sutton Coldfield town centre and its rail station offer further facilities and convenient commuter links to Birmingham and beyond.

Description of Property

This well-presented four-bedroom town house offers spacious and flexible accommodation arranged over three floors. With generous room proportions, a sociable layout and an integral garage, the property is well-suited to modern family living. The living accommodation is situated on the first floor, centred around a spacious and light-filled drawing room which flows through to the dining area. The refitted kitchen/breakfast room provides plenty of space for cooking and casual dining, with a well-planned layout and views to the front. The upper floor comprises four well-proportioned bedrooms and a modern family bathroom, offering flexibility for families, guests or working from home. The principal bedroom is notably spacious, while the remaining rooms accommodate a variety of uses. The ground floor features the property's garage with a useful cloakroom/WC, providing potential for home working, storage or conversion (subject to planning and consents).

Gardens & Grounds

The property benefits from a low-maintenance frontage and driveway leading to the garage. The rear garden is mainly laid to lawn with a paved patio area ideal for alfresco dining.

Distances (approximate)

- Sutton Coldfield Town Centre – 0.9 miles
- Sutton Park (Town Gate) – 0.5 miles
- Four Oaks – 1.8 miles
- Birmingham City Centre – 7.5 miles
- M6 (Junction 6) – 15 minutes' drive
- Sutton Coldfield Railway Station – 0.9 miles

Directions from Aston Knowles office

From our office on High Street (B72 1XA), head northwest and turn left onto Anchorage Road. Continue straight through the traffic lights and turn right onto Upper Clifton Road. Follow the road and turn left onto Somerville Road, Woodland Rise is found off of Manor Road.

Terms

- Tenure: Freehold
- Local Authority: Birmingham City Council
- Council Tax Band: (To be confirmed)
- Broadband Speed in Area: (To be confirmed)

Services

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

Fixtures & Fittings

Only those items mentioned in these particulars are to be included in the sale. Others may be available by separate negotiation.

Viewings

All viewings are strictly by prior appointment with Aston Knowles – Tel: 0121 362 7878.

Disclaimer

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements are approximate. Photographs are for illustrative purposes only and may not show items included in the sale.

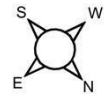
Photographs and particulars prepared June 2025.

Buyer Identity Verification Fee

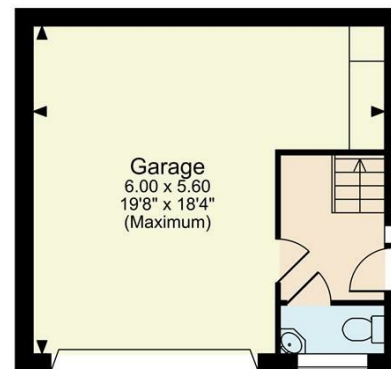
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers



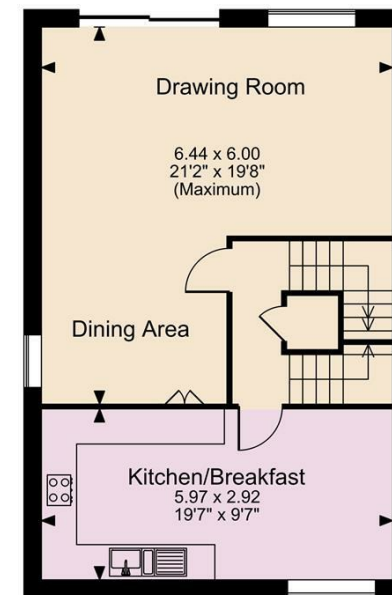
Woodland Rise, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1283 Sq Ft/119 Sq M
Garage = 292 Sq Ft/27 Sq M
Total = 1575 Sq Ft/146 Sq M



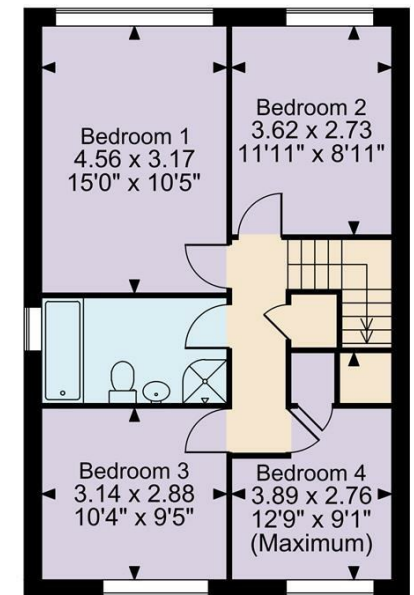
once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By 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



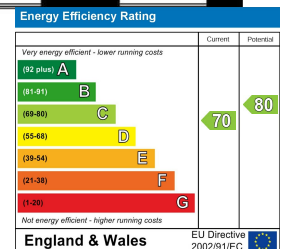
First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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8 High Street, Sutton Coldfield, B72 1XA

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