

71 ROWALLAN ROAD
SUTTON COLDFIELD
B75 6RF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Family Home with Generous Accommodation, Parking and a Mature Private Garden.

Ground Floor

The ground floor comprises an enclosed entrance porch, welcoming entrance hall, generous reception room, fitted kitchen with integrated appliances, useful utility room and ground-floor shower room, together with a staircase rising to the first floor.

First Floor

The first floor provides a spacious landing, principal bedroom, further double bedroom, third single bedroom and family bathroom, offering well-balanced accommodation for family living.

Gardens & Grounds

The property is approached via a driveway providing off-road parking, with an integral garage featuring a modern roller-style door and separate pedestrian access. A covered entrance porch and decorative topiary create an attractive approach to the property, complemented by a mature front lawn and established borders. To the rear is a private garden, featuring established boundaries, evergreen hedging, mature shrubs and trees, together with a paved terrace providing an ideal setting for outdoor dining, seating and entertaining.

EPC Rating: C

Approximate Total floor area: 1217 Sq. Ft or 113 Sq. Meters

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

Ideally situated in a popular residential location in walking distance of Mere Green, local amenities are abundance and there are an excellent selection of primary and secondary schools including Little Sutton Primary School, Moor Hall Primary School, St Joseph's Primary School, The Arthur Terry School and Bishop Vesey's Grammar School provide excellent secondary schooling. Purchasers are advised to check with the Council for up to date information on school catchment areas. Sutton Coldfield provides an excellent choice of shops, restaurants and schooling. In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in Mulberry Walk. Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits, and in the past summer a significant part of the Common Wealth Games hosting the triathlon competitions.

Description of Property

Set within an established residential setting in Sutton Coldfield, the property is a well proportioned three-bedroom family home, and it immediately presents a welcoming

first impression, approached via a broad driveway providing excellent off-road parking and leading to an integral garage. A smart covered entrance porch frames the contemporary front door, while the combination of traditional brickwork, rendered elevations and a tiled roof retains the property's established character.

Internally, the accommodation is particularly versatile. The ground floor is centred around a substantial reception room, providing an impressive principal living space with ample room for distinct seating and dining areas. The separate kitchen, having integrated modern appliances such as double ovens, is complemented by a useful utility room and a generously sized ground-floor shower room, creating a highly practical arrangement for modern family life.

To the first floor are three well-proportioned bedrooms, including two notably generous double bedrooms, together with a family bathroom. The accommodation provides excellent flexibility for a growing family, with the third bedroom also lending itself naturally to use as a home office, dressing room or guest bedroom.

To the rear, the property enjoys a particularly attractive mature garden, with a broad lawn framed by established hedging,

shrubs and mature trees. The sense of privacy is a notable feature, while the paved terrace immediately adjoining the house provides an ideal setting for outdoor dining and summer entertaining.

Distances

- Sutton Coldfield 1.5 miles
- Birmingham 10.3 miles
- M6 10.7 miles
- Birmingham International/NEC 14.9 miles

(Distances are approximate)

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Directions from Aston Knowles

From Aston Knowles at 8 High Street, leave the office and head north along High Street. At the roundabout, take the exit onto the A5127 (Lichfield Road) and continue straight for around 2 miles. At the next major roundabout, take the exit onto the A453 (Tamworth Road) towards Sutton Coldfield. Continue along Tamworth Road, then turn left into Rowallan Road. Follow Rowallan Road until you reach the property.

Terms

- Tenure: Freehold
- Local Authority: Birmingham Council
- Tax Band: D
- Broadband Average Area Speed: 150 Mbps, full fibre is also available.

Services

We understand that mains water, gas, and electricity 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.

Viewings

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

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: July 2026
- Particulars prepared: August 2026

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.

Rowallan Road Sutton Coldfield B75 6RF
Approximate Gross Internal Area
Total (Including Garage) = 1217 SQ FT / 113 SQ M

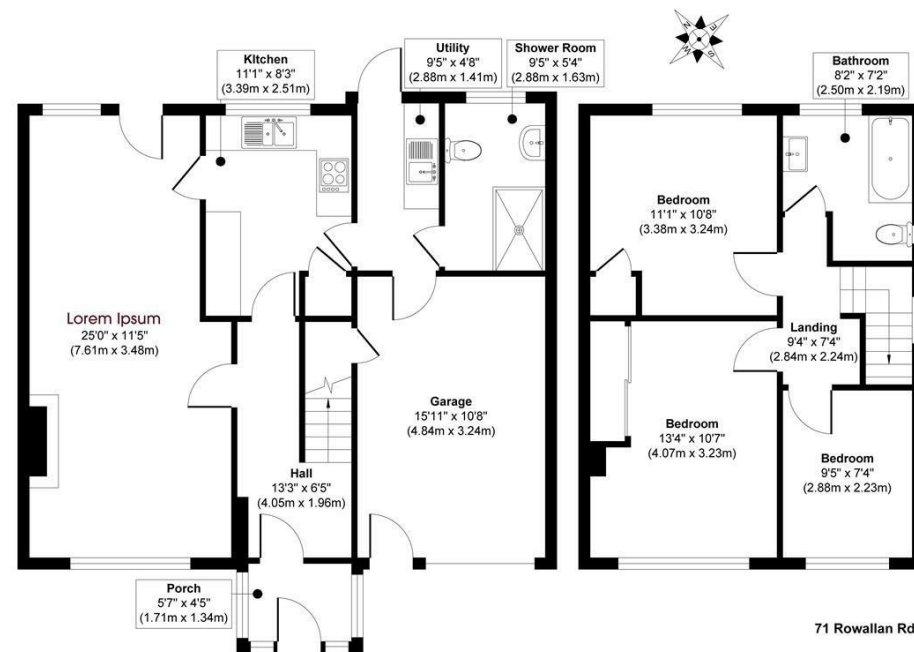
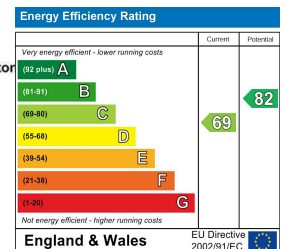


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

71 Rowallan Rd Sutton



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