151A COLES LANE
SUTTON COLDFIELD
B72 1NL

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

The stunning property is positioned a short distance from the centre of Sutton Coldfield and found in a quiet position set back from the road.

ACCOMMODATION
Ground floor: fitted kitchen which includes fridge/freezer & washer dryer, drawing room with Evonic stove, shower room.
First floor: King size Bedroom with en suite toilet
Gardens and Grounds: Courtyard with BBQ area & patio for dining.
Allocated car parking space.

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

A beautiful cottage boasting beautiful traditional features close to the town centre of Sutton Coldfield. Sutton Coldfield is just a short distance away providing a comprehensive range of shops and restaurants. Solihull is 15 miles to the south, whilst Birmingham city centre is only 9 miles away providing business and recreational opportunities. There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Brockhurst Farm is also in a good location for easy daily access to schooling in Solihull, Twycross, Lichfield, Edgbaston and Repton. The property is a short distance from the Belfry Hotel and Championship Golf Course, a superb amenity set in 550 acres which includes three 18-hole golf courses, excellent fitness facilities, spa, restaurants and bar. One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

Description of Property

Upon entering this charming cottage through a striking front door, you are welcomed into a beautifully presented kitchen featuring modern wall and base units, ample preparation space, and integrated oven and hob.
The kitchen flows seamlessly into a cosy living area, complemented by light wood-effect flooring and a pleasant outlook over the private rear garden.
A contemporary shower room fitted with a shower cubicle, WC, wash basin, and fully tiled walls, offers both style and functionality.
The bedroom is a peaceful retreat, enhanced by the added luxury of a private balcony — perfect for enjoying morning coffee or a quiet moment.

Externally, the **gardens and grounds** are enclosed by attractive brick walls, offering a high degree of privacy. A paved terrace provides an ideal space for **alfresco dining** and outdoor relaxation.

Distances

Sutton Coldfield town centre 0.2 miles
Birmingham City Centre 9.7 miles
Birmingham International/NEC 12.4 miles
Lichfield 9.4 miles
M6 (J7) 9 miles
M6 Toll (T3) 4.4 miles
(Distances are approximate)
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Directions

From the office at 8 High Street?head south-east on High Street/A5127 towards Coleshill Street. At the traffic lights continue over onto Upper Holland Road and follow the road past Plantsbrook School, Coles Lane is a turning off on the left hand side with the property being situated along on the right hand side.

Council Tax Band

Local Authorities: Birmingham City Council
Tax Band: A

Viewings

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

Disclaimer

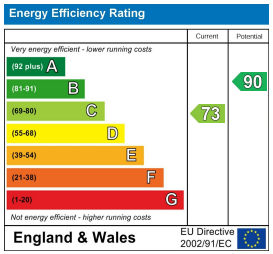
Disclaimer – Important notice
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information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

Average Broadband Speed

121.80 Mbps

EPC Rating

ASTON KNOWLES



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8 High Street, Sutton Coldfield, B72 1XA

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