

5 FALSTAFF COURT SPRINGFIELD ROAD
SUTTON COLDFIELD
B75 7JH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully renovated second-floor flat offering stylish, modern living with excellent storage throughout.

The property features a contemporary fitted kitchen with integrated appliances, a substantial rear-facing lounge with dining area overlooking communal gardens, two well-proportioned bedrooms, and a family bathroom. An additional benefit includes an attractive communal garden.

EPC Rating: C

Approximate total floor area: TBC



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 located in a popular residential area of Sutton Coldfield, well-placed for access to local amenities, schools, and transport links. Situated on the south-eastern edge of Sutton Coldfield, it benefits from a semi-rural feel with open countryside views, yet remains close to town centre facilities.

The Royal Town of Sutton Coldfield is renowned for its blend of urban convenience and natural beauty. Just a short drive away lies Sutton Park, one of the largest urban parks in Europe, offering lakes, woodlands, walking trails, and several well-regarded golf courses. There are a number of highly rated schools nearby, including Maney Hill Primary School, Plantsbrook School, and Bishop Vesey's Grammar School. Buyers are advised to check catchment areas with the local authority.

Description of Property

This recently renovated second-floor flat offers well-presented accommodation within a well-maintained residential development. Accessed via a central entrance hallway, the property benefits from good storage throughout, including an external storage cupboard, hallway storage, and a separate cloak and airing cupboard.

The kitchen has been refitted with modern units and integrated appliances, with under-cabinet lighting and a front-facing window providing natural light. To the rear of the property, the lounge has been updated to create a comfortable living space with room for dining. Windows overlook the communal rear gardens, offering a pleasant outlook.

An inner hallway leads to two well-proportioned bedrooms. The main bedroom is positioned to the front of the building, while the second bedroom benefits from built-in wardrobes and views over the rear gardens. A family bathroom completes the internal accommodation.

Externally, residents have use of well-maintained communal gardens with lawned and seating areas. The property also benefits from a private garage located in a separate block, accessed via secure gated entry.

Distances

- Sutton Coldfield town centre – 1.5 miles
 - Birmingham City Centre – 7.2 miles
 - Birmingham International/NEC – 11 miles
 - Lichfield – 10.5 miles
 - M6 (J7) – 6.0 miles
 - M6 Toll (T3) – 5.4 miles
- (Distances are approximate)

Directions from Aston Knowles

From the office at 8 High Street, follow the A5127 Mill Street towards Lower Queen Street. Take a slight right onto Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road. Continue onto Springfield Road.

Terms

- Local Authority: Birmingham
- Council Tax Band: B
- Broadband Average Speed in Area: 150 Mbps

Services

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

Fixtures and Fittings

Only those items mentioned in the particulars are to be included. These particulars are intended only as a guide and must not be relied upon as statements of fact.

Viewings

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

Disclaimer

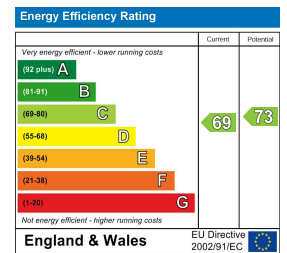
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be inferred that any item shown is included in the tenancy.

- Photographs taken: February 2026
- Particulars prepared: February 2026



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