OX LEYS ROAD
WISHAW
SUTTON COLDFIELD
B76 9PG

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

The Croft, Clock Cottage & The Stables

An exceptional opportunity to acquire a substantial multi dwelling residence offering ten bedrooms set within a prestigious gated and secluded 0.92 acre plot, The Croft is a refined living experience in an idyllic countryside setting.

The Croft is the principal residence, showcasing timeless elegance and contemporary design. A grand reception hall with exquisite parquet flooring leads to refined living spaces, including a bay-fronted drawing room with log burner and an elegant dining room with bespoke seating. The heart of the home is a stunning open-plan kitchen with central island and integrated appliances, flowing into a light-filled family area with lantern skylight and French doors opening onto the gardens. Additional ground floor highlights include a snug, games room, utility, and guest facilities. The second floor hosts a luxurious principal suite with dressing area and statement ensuite, while the first floor offers four further bedrooms and beautifully appointed bathrooms. Outside, immaculately landscaped grounds include an expansive lawn, elegant entertaining patio, gymnasium, greenhouse, and a double garage with workshop.

Clock Cottage offers stylish, contemporary living with far-reaching countryside views. The property features a welcoming reception hall, an elegant sitting room, and a sleek kitchen/breakfast room with central island and integrated appliances. Upstairs provides two well-proportioned bedrooms and a modern shower room, while outside a private garden and patio create the perfect setting for relaxed rural living.

The Stables is an exquisitely renovated home combining character and modern comfort. A bright drawing room, contemporary kitchen with central island, and a ground floor principal bedroom with en suite are complemented by two further bedrooms and a modern bathroom on the first floor. A private garden and off-road parking complete this charming property.

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

The properties are set in a delightful rural location on the edge of Wishaw. The village of Wishaw enjoys an idyllic rural location whilst being within easy reach of major motorway connections including the M42, M6 and M6 Toll. Also nearby is Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf. The Belfry Hotel and Golf Course is also within a 2-minute drive away. Sutton Coldfield is within a 10 minutes' drive away and provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the council for up-to-date school catchment areas.

Description of Properties

The Croft

Bathed in natural light and set behind secure electronic gates, this exceptional residence is a masterclass in refined living—where timeless craftsmanship meets contemporary luxury in perfect harmony. From the moment you arrive, the sweeping gravel driveway and enchanting façade—adorned with cascading wisteria—set a tone of understated grandeur. The enclosed porch welcomes you through a striking entrance door inset with stained glass, opening into a breathtaking reception hall. Here, exquisitely patterned parquet flooring flows seamlessly throughout the ground floor, creating an immediate sense of elegance and cohesion. To the front of the home, the drawing room is both sophisticated and inviting, framed by graceful bow and box bay windows that bathe the space in light. A feature fireplace with a Clearview log burner forms a warm focal point—perfect for intimate evenings. Opposite, the dining room exudes indulgence, with luxurious booth-style seating offering a unique and stylish setting for entertaining, also enjoying views to the front. At the heart of the home lies a magnificent open-plan kitchen, thoughtfully designed with integrated modern appliances, a statement central island with electric hob and extractor, and an abundance of soft-close cabinetry. A classic Belfast sink and elegant display cabinetry elevate the space further. This flows effortlessly into the family and breakfast area, where a striking lantern skylight floods the room with daylight, and three sets of French doors open onto the rear patio—blurring the line between indoor and outdoor living. Practicality is seamlessly integrated, with a well-appointed utility room offering additional storage and dual access, alongside a separate boiler room, guest WC, and cloakroom. For leisure and relaxation, the home excels. A charming games room with bay windows and a wood-burning fireplace provides a cosy retreat, while the substantial snug offers a more expansive haven—complete with its own lantern skylight, dual French doors, and private hallway connection to the main living areas. Ascending to the first floor, a generous galleried landing introduces a suite of beautifully proportioned bedrooms. Bedroom two is a luxurious sanctuary, featuring a walk-in dressing room and an elegant ensuite with a freestanding bath. Bedrooms three and four, each with characterful fireplace remnants, share a stylish shower room, while bedroom five enjoys tranquil garden views. The family bathroom is a statement in classic design, showcasing a silver Trafalgar bathtub with Victorian telephone shower and a bespoke wash basin of exceptional craftsmanship. The second floor is dedicated to the principal suite—a truly remarkable retreat. A spacious landing, thoughtfully arranged as a walk-in dressing area, leads to the bedroom itself, complete with built-in wardrobes. The ensuite bathroom is nothing short of spectacular, entered through hand-carved double doors and featuring a striking copper freestanding Trafalgar bath, twin heritage wash basins, and exquisite detailing throughout. Outside, the grounds are as impressive as the interior. The rear garden is a private oasis—fully walled and secure—with an expansive lawn bordered by manicured hedging, mature trees, and evergreen planting. A cream slate patio provides the perfect setting for alfresco dining and entertaining, complemented by wraparound pathways. Further enhancing the lifestyle offering, the property includes a greenhouse, a substantial gymnasium with WC, and a double garage with additional workshop space and twin double doors—ideal for both storage and creative pursuits.

Clock Cottage

Approached via a gated gravel driveway providing ample off-road parking, the property immediately impresses with its charming mint-green entrance door, opening into a welcoming reception hallway. Thoughtfully designed, the ground floor flows effortlessly, with a stylish guest cloakroom and a beautifully appointed sitting room offering a warm and inviting space for relaxation.

To the opposite side, the stunning kitchen/breakfast room forms the heart of the home. Finished to a high specification, it features sleek white cabinetry paired with striking black high-gloss worktops. A central Island provides both additional preparation space and an informal dining area, ideal for modern living. Integrated appliances include a large induction hob with extractor, dishwasher, and washer/dryer, ensuring both practicality and sophistication.

Upstairs, the first floor offers a light-filled landing incorporating a dedicated study area—perfect for home working or quiet reading. Two well-proportioned bedrooms are complemented by a contemporary family shower room, finished with a stylish modern suite.

The Stables

The ground floor unfolds from a welcoming reception hallway, complete with a stylish guest cloakroom. The drawing room is a beautifully light-filled space, enhanced by double doors that open onto the frontage—perfect for seamless indoor-outdoor living and relaxed entertaining. At the heart of the home lies a striking contemporary kitchen, designed with sleek white cabinetry, coordinating worktops, and a central island that serves as both a functional workspace and an elegant breakfast bar. Fully equipped with high-specification appliances, it effortlessly combines form and function.

Also on the ground floor, the principal bedroom offers a private sanctuary, complete with a luxurious ensuite shower room, creating a serene retreat.

Upstairs, two generously proportioned bedrooms provide flexible accommodation, ideal for guests, family, or home working, complemented by a beautifully appointed modern bathroom.

Clock Cottage and The Stables are currently occupied by tenants and achieving rental figures of £2500 pcm & £3000 pcm.

EPC Ratings and Approximate Total Floor Areas

The Croft EPC Rating: E
Approximate total floor area: 5081 Sq.Ft or 472.1 Sq. Meters

Clock Cottage EPC Rating: E
Approximate total Floor area: TBC

The Stables EPC Rating: C
Approximate total floor area: 1351 Sq. Ft or 126 Sq. Meters

Distances and Directions

- Sutton Coldfield town centre 3.9 miles
- Birmingham City Centre 9.6 miles
- Birmingham International/NEC 10.9 miles
- Lichfield 11.1 miles
- M6 (J7) 9 miles
- M6 Toll (T3) 6 miles

(Distances are approximate)

Directions from Aston Knowles:
From the office at 8 High Street follow Coleshill Street to the traffic lights. At the traffic lights turn left onto Coleshill Road. Continue onto Reddicap Hill and then onto Reddicap Heath Road. At the roundabout, continue straight onto Ox Leys Road and the property is situated behind electric gates on the left.

Terms

The Croft

- Tenure: Freehold
- Local Authorities: Birmingham
- Tax Band: H
- Average area broadband speed:150 Mbps, 500Mbs and 900 Mbs full fibre also available
- 5G and satellite broadband provide fast internet speeds.

Clock cottage

- Tenure: Freehold
- Local authority: Birmingham City Council
- Tax band: A
- Average area broadband speed: 150 Mbps, also available 500 Mbs and 900 Mbs full Fibre
- 5G and satellite broadband provide fast internet speeds.

The Stables:

- Tenure: Freehold
- Local authority: Birmingham City Council
- Tax band: A
- Average area broadband speed: 150 Mbps, also available 500 Mbs and 900 Mbs full Fibre
- 5G and satellite broadband provide fast internet speeds.

Services
We understand that mains water, and electricity are connected. Heating and Aga uses domestic oil.

Fixtures and Fittings
Only those items mentioned in the particulars are to be included in the 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
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 price.

- Photographs taken for the Croft March 2026
- Particulars prepared for the Croft March 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.

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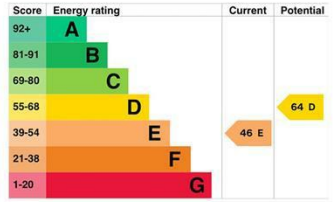
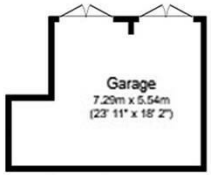
The Croft, Ox Leys Road, Sutton Coldfield, B76 9PG

Approximate Gross Internal Area:
472.1 sq.m. (5,081 sq.ft)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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