

STONEFIELDS BULLS LANE
WISHAW
SUTTON COLDFIELD
B76 9QN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

The ground floor comprises a grand reception hall with cloak cupboards, an elegant drawing room and a superb open-plan kitchen and living room, with bi-folding doors opening directly onto the garden. Further accommodation includes a comfortable snug, study, utility room, gymnasium and wet room, complemented by useful storage and boot room facilities.

The first floor provides six well-appointed bedrooms, including a luxurious principal bedroom with walk-in dressing room and en-suite bathroom. Bedrooms two and three each benefit from en-suite shower rooms, while bedroom four enjoys access to the family bathroom, complete with skylight. Bedroom five features two skylights, and bedroom six offers an en-suite shower room with skylight, walk-in wardrobe and substantial private balcony.

The property is approached via secure electric gates and a generous driveway, with tropical planted beds, mature shrubs and extensive forecourt parking, together with an integrated double garage. To the rear, the substantial enclosed gardens provide an exceptional setting for both relaxation and entertaining, featuring extensive lawns, mature trees, established hedging and planting, a spacious paved terrace, covered terrace and decking area, together with several outdoor seating and dining spaces.

Approx. 4,388 sq ft / 408 sq m including garage
EPC Rating: D

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

Occupying a delightful semi-rural position on the edge of the sought-after village of Wishaw, the property enjoys an appealing balance of countryside living and excellent accessibility.

Wishaw is surrounded by attractive Sutton Coldfield/Warwickshire countryside, yet is exceptionally well placed for commuting and everyday amenities, with convenient access to the M42, M6 and M6 Toll providing links to Birmingham and the wider motorway network. The renowned Belfry Hotel & Resort, home to championship golf courses, spa, gym and leisure facilities, is just a few minutes' drive away.

Nearby Sutton Coldfield offers an excellent range of shops, restaurants, cafés and leisure facilities, while the historic Sutton Park – one of Europe's largest urban parks – provides over 2,000 acres of open space for walking, cycling and outdoor pursuits.

The area is also well regarded for its choice of schooling, with Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highdare School all within easy reach, alongside a variety of well-regarded primary and secondary schools. Purchasers are advised to check current school catchment areas directly with the relevant local authority.

Description of Property

Stoneyfields is a substantial country home extending to approximately 4,388 sq ft, sympathetically contemporised to combine traditional character with modern family living. Set behind a double gated entrance, the property has an immediate sense of privacy and arrival, with a broad driveway providing extensive parking and access to the generous double garage. The main entrance opens into an impressive reception hall which immediately sets the tone for the house. Decorative wall panelling, deep corning, ceiling detailing and statement finishes give the space a more traditional feel. The staircase rises from the hall with turned spindles and a polished timber handrail, and the proportions are generous enough for the hall to work as an additional reception room in its own right. The principal sitting room is elegant, with decorative wall mouldings, detailed ceiling corning, a feature fireplace and plantation shutters. Its generous proportions comfortably accommodate several seating areas, creating a room that works equally well for relaxed family use or more formal entertaining. The dining room has a warmer, more traditional character, with wood flooring, wall panelling, detailed corning, an ornamental ceiling rose and a feature fireplace with inset stove. There is ample room for a substantial dining table, making this a proper entertaining space rather than simply an everyday dining area.

Opening directly from the dining room is the snug. An exposed timber beam adds character and provides a subtle reminder of the house's origins. One of the property's most individual features is the hidden study, discreetly concealed behind a fitted bookcase. Finished in a deeper colour palette, it provides a private and unexpected home-working environment away from the principal reception rooms and adds a real sense of personality to the house. To the rear, the accommodation becomes more contemporary, with a large open-plan kitchen, dining and living area forming the natural hub of the home. Designed around everyday family life and entertaining, the space is generous enough to create clearly defined areas while remaining open and sociable. Large areas of glazing draw in natural light and create a strong connection with the garden, giving this part of the house a more relaxed and modern feel than the formal reception rooms at the front.

The ground floor is further complemented by a well-positioned utility room off the kitchen, ground-floor wet room and gym. Beyond the kitchen, an inner hall provides a useful secondary circulation point within the house, with access to the garage and ground-floor wet room, together with a separate staircase rising to the rear bedroom accommodation. This leads to bedrooms five and six, including the bedroom with access to the balcony and views across the grounds. Given its separation from the main first-floor accommodation, this part of the house could work particularly well as a more self-contained suite for older children, guests or extended family. The principal staircase from the main reception hall serves the four bedrooms within the main part of the house, creating a clear distinction between the two bedroom areas.

The principal bedroom is a particularly impressive room, its proportions allow for substantial bedroom furniture without compromising the feeling of space. A wide opening leads into a dedicated dressing room, fitted with extensive hanging rails, drawers

and cabinetry to both sides. Beyond this is the principal en-suite, creating a well-planned sequence between sleeping, dressing and bathing areas. The principal en-suite has a more contemporary feel, with heavily textured wall tiling, contrasting large-format finishes, a generous walk-in shower with rainwater-style head and a sculptural feature basin. An exposed timber beam adds warmth and links the modern finishes back to the character of the original house. The further bedrooms are all notably well proportioned. Two of the bedroom suites features a particularly striking open-plan arrangement, with a large frameless glass walk-in shower incorporated directly into the room and finished with sculpted wall tiles, creating a distinctive boutique-hotel feel. Another bedroom is especially light and airy, with a partly vaulted ceiling, rooflight and plantation shutters. Its size allows space for both a full bedroom arrangement and a separate seating area, making it equally suitable for a child, teenager or guest. This has a jack and jill access to the family bathroom.

The family bathroom is bright and contemporary, with a freestanding bath, wall-mounted sanitaryware and a full-height mosaic feature wall. A rooflight brings natural light into the room, while marble tiling and crisp modern finishes give it a clean, polished feel. The first-floor landing is also a feature in its own right, with the staircase continuing through the house and decorative wall panelling maintaining the sense of quality from the ground floor. The landing is naturally bright and visually connected to the entrance hall below, reinforcing the sense of scale through the centre of the house. Bedrooms five and six are reached via the second staircase positioned to the rear of the open-plan kitchen, creating a distinct bedroom wing separate from the principal first-floor accommodation. Bedroom five is a generous double bedroom, while bedroom six is particularly well appointed with its own en-suite, walk-in wardrobe and direct access onto a substantial private balcony. The balcony is a real feature of this part of the house, providing an elevated outdoor sitting area with views across the grounds and surrounding countryside. The separation of these two bedrooms from the main house makes this wing especially well-suited to older children, guests or extended family, and gives it the potential to function as a more self-contained suite.

Outside, the gardens wrap around the house and provide a mature, private backdrop. The rear elevation reflects the more contemporary side of the property, with large areas of glazing opening the principal family spaces onto the grounds and creating a strong indoor-outdoor connection.

Gardens and Grounds:

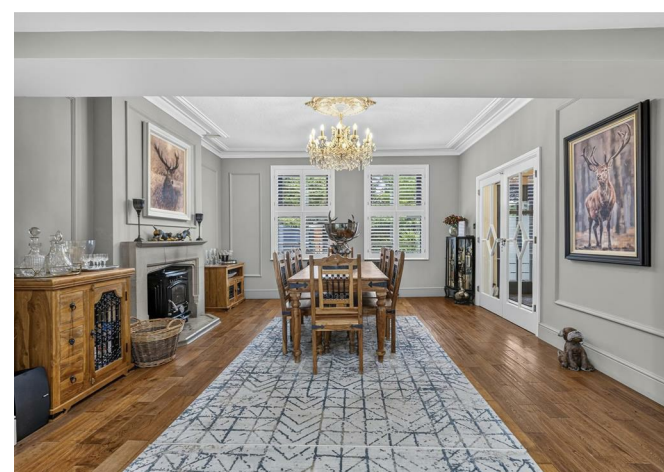
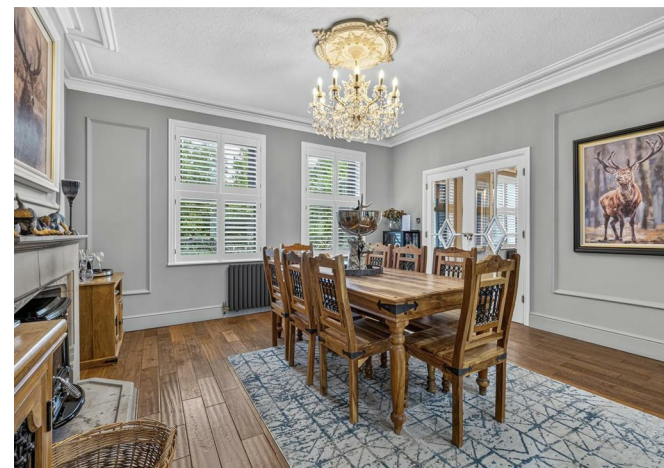
Approached via a generous tarmac driveway, the property presents an attractive and well-maintained frontage, combining traditional architectural features with a smart, contemporary finish. The house is beautifully presented with white rendered elevations beneath a pitched slate roof, complemented by several chimney stacks and a selection of well-proportioned windows. The entrance is particularly appealing, with a scalloped leaded porch providing a welcoming approach to the front door, together with decorative wrought-iron railings and gates. Established shrubs, trees and planting soften the frontage, while the extensive driveway provides ample parking and manoeuvring space. To the rear of the driveway is a substantial integrated garage building with two large garage doors, offering excellent additional parking, storage or workspace.

To the rear, the property enjoys an impressive and exceptionally private garden, surrounded by mature trees, hedging and established planting. A broad expanse of lawn provides an excellent recreational area, while a generous, paved terrace immediately adjoining the house creates an ideal setting for outdoor dining and entertaining. The rear elevation benefits from attractive glazed accommodation and a terrace area, creating a wonderful connection between the interior and the garden. Several seating areas are arranged throughout the garden, including a covered outdoor area, while mature palms and specimen planting add character and a relaxed, landscaped feel. Overall, the rear garden provides a superb combination of lawn, terraces, mature planting and entertaining spaces, making it an exceptionally versatile and private outdoor area.

Distances

Sutton Coldfield town centre 4 miles
Lichfield 11.7 miles
Birmingham 8.2 miles
M6 Toll (T3) 3.3 miles
M6 (J6) 5.4 miles
M42 (J9)
Birmingham International/NEC 9.9 miles

(Distances are approximate)





Directions from Aston Knowles

From the A5127 in Sutton Coldfield turn left onto Coleshill Street. At the traffic lights turn left on to Reddich Road and follow on to Ox Leys Road. After the bridge over the A38 turn immediately right into Bulls Lane.

Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: G

Average area broadband speed: 150 Mbps

Services

We understand that mains water and electricity is connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are excluded.

Viewings

All viewings of Stoneyfields are strictly by prior appointment through Aston Knowles, 0121 362 7878.

Disclaimer

Every care has been taken in the preparation of these particulars, but accuracy cannot be guaranteed. If there is any point of particular importance to you, we recommend seeking independent verification. These particulars do not form part of any contract. All measurements are approximate. Images are provided for illustrative purposes only and do not imply inclusion of any fixtures or fittings within the sale.

- Photographs taken: August 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.

Stoneyfields, Sutton Coldfield B76 9QN

Approximate Gross Internal Area

Total (Including Garage) = 4388 SQ FT / 408 SQ M



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