

42 WYVERN ROAD
SUTTON COLDFIELD
B74 2PT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled on a highly coveted road, this 4-bedroom detached home opens its doors to a spacious haven. The standout feature of this property lies in its expansive gardens, offering ample potential for customisation, allowing occupants to shape it according to their preferences.

ACCOMMODATION

Ground Floor:

Entrance hallway

Guest cloakroom with WC

Living room

Dining room

Kitchen

Utility room

First Floor:

Landing

Principal bedroom walk in wardrobe and ensuite

Three further bedrooms

Family bathroom

Balcony (accessible from principal bedroom)

Garden and Grounds:

Double garage

In and out driveway with lawn area

Mainly laid to lawn rear garden with patio area

External WC to rear

Approximate Gross Internal Floor Area: 2546 sq ft (235 sq m)

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

Situated in a sought-after location. Everyday amenities can be found in nearby Mere Green, where M&S and Sainsbury's supermarkets are situated together with an array of restaurants and coffee shops in the recently developed Mulberry Walk.

Sutton Coldfield town centre is nearby, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Arthur Terry School, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

As you step into the property, a spacious hallway unfolds, offering access to the reception rooms and leading to the guest cloakroom, equipped with a convenient WC and sink.

Through double doors to the left, the living room awaits - a generously sized, naturally illuminated space. The focal point is a central coal fireplace with a surrounding hearth, creating a warm and inviting ambiance. Large patio doors seamlessly connect the interior to the rear garden's patio area, providing a seamless blend of indoor and outdoor living.

To the right of the entrance lies the kitchen. Wooden cabinets with a dark countertop and matching floor tiles enhance the room's aesthetics. The large window above the sink not only allows natural light but also offers views of the front gardens. The kitchen is well-equipped with appliances, including a dual-fuel range cooker, overhead extractor, and an integrated fridge freezer. Direct access to the dining room is facilitated by a convenient cut-out in the wall.

The dining room is a welcoming space, ideal for family meals and more formal gatherings. A large window overlooks the rear gardens, creating a pleasant dining atmosphere. Additional access to this room is provided directly from the entrance hallway.

From the kitchen, a galley-style hallway leads to the utility room, connecting to the garage and providing access to the rear garden. The utility room is functional, featuring a sink, cabinetry, and space for a washing machine, enhancing the convenience for occupants.

Ascending to the first-floor landing, which serves as a gateway to all bedrooms and the family bathroom, you encounter a notably spacious and impressive family bathroom. This bathroom boasts a white suite, featuring a large walk-in shower, WC, sink, and a corner bath, offering a retreat for relaxation.

The principal bedroom, located to the left of the stairs, stands as the largest room, offering abundant space and a private balcony with views of the front gardens. Fitted wardrobes contribute to storage solutions, and an additional walk-in wardrobe enhances storage capacity. The ensuite belonging to this bedroom features a walk-in shower, WC, and sink.

Bedroom two, situated to the right of the stairs, bathes in natural light through three windows that provide views of the front, rear, and side of the property. Ample space characterizes this room.

Bedrooms three and four, positioned ahead of the staircase, both offer views of the front gardens. Bedroom three showcases a large bay window, enhancing its appeal. Both rooms provide ample space for occupants, with bedroom four benefiting from fitted furniture for storage solutions.

Garden and Grounds

Approaching this property, you're greeted by an inviting in-and-out driveway adorned with a two trees in the well-kept lawn, promising seasonal beauty in spring and autumn. The tarmac driveway ensures ample parking, supplemented by the convenience of a double garage for additional parking or storage.

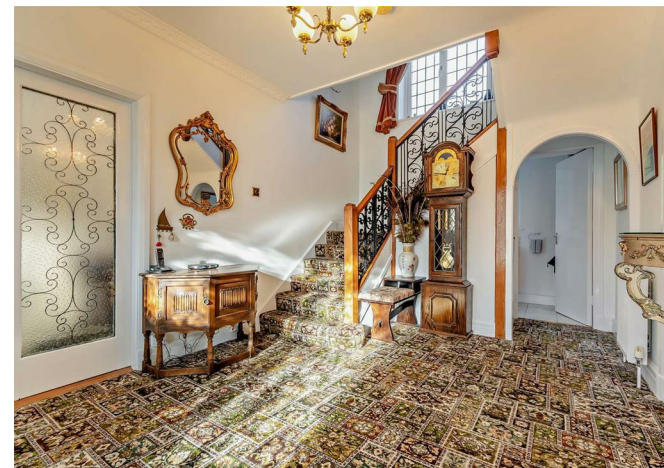
The expansive rear garden is embraced by mature trees and hedges, providing a private haven. The generous lawn beckons for various outdoor activities, while a delightful patio area creates an ideal space for al fresco dining, perfect for cherished moments with family and friends.

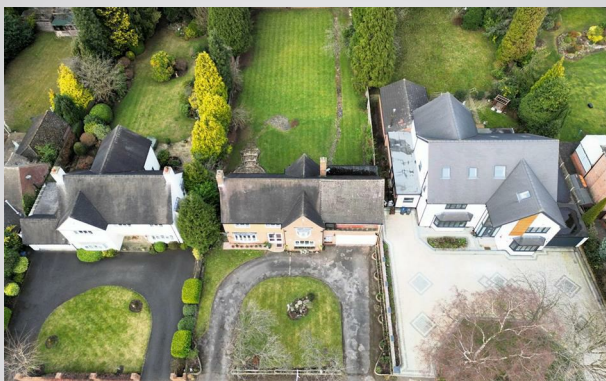
Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn left onto Wyvern Road and the property will be on your right.

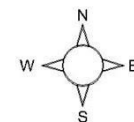
Distances

Sutton Coldfield - 0.4 miles
Lichfield - 8.2 miles





Wyvern Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2220 Sq Ft/206 Sq M
Garage = 326 Sq Ft/30 Sq M
Balcony external area = 122 Sq Ft/11 Sq M
Total = 2546 Sq Ft/236 Sq M
 Quoted Area Excludes 'External W.C.'



Birmingham - 7.9 miles
 Birmingham International/NEC - 14.5 miles
 M6 - 5.3 miles
 M6 Toll - 8.3 miles
 M42 - 13.2 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Terms

Tenure: Freehold
 Local Authority: Birmingham City Council
 Tax Band: G
 Broadband average area speed: 264 Mbps

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

Services

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

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: January 2024
 Particulars prepared: January 2024



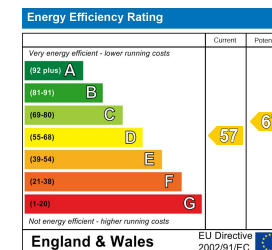
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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