

5 GRACE CHURCH WAY  
SUTTON COLDFIELD  
B73 6DE

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An exceptional five-bedroom detached family home, finished to a high specification, superbly located on this executive development close to local amenities and Sutton Park.

Ground Floor, Entrance hallway, Snug, Study, Dining room, Drawing room, Kitchen/dining room, Utility room, Guest cloakroom with WC

First Floor:

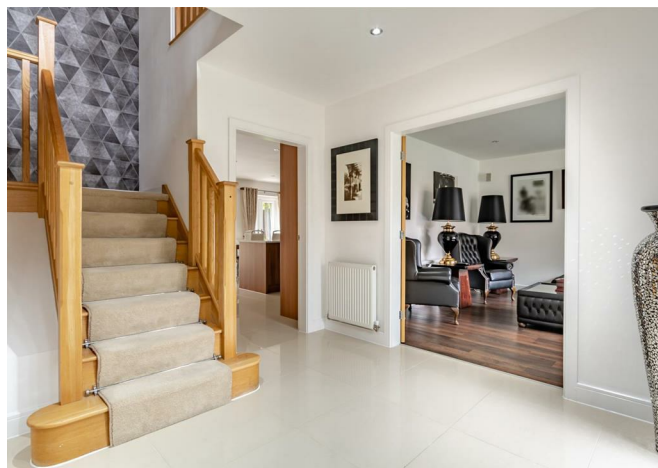
Landing, Principal bedroom with ensuite, Bedroom two with ensuite, Bedroom three with ensuite, Bedroom four, Bedroom five, Family bathroom.

Garden And Grounds:

Two double garages, Gated entrance, Tarmac driveway, Laid to lawn rear garden with patio area.

Approximate gross internal floor area: 3909 sqft (363 sqm)

EPC Rating: B



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

Conveniently situated for access to local transport networks, schools, amenities, Sutton town centre and Sutton Park. Four Oaks and Sutton Coldfield train stations are within easy walking distance.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including St Josephs Catholic Primary School, Whitehouse Common Primary School and Highclare Preparatory School: St Paul's. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

Nearby is Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits. Situated on the edge of Sutton Coldfield, it is also within easy reach of open countryside and motorway I

### Description of Property

Upon entering, you are greeted by a hallway adorned with pristine white walls and elegant tiled flooring that seamlessly flows into the kitchen. The focal point is the oak staircase, accentuated by a plush carpet running along its steps. The hallway provides access to the reception rooms and the expansive kitchen/dining area, while also offering a convenient storage cupboard.

To the right of the hallway, through double oak doors, you'll discover the snug - a generously proportioned room flooded with natural light streaming in through a bay window. Dark hardwood flooring complements the bright white walls, creating a striking contrast that exudes a sense of sophistication.

On the left side of the hallway is the dining room. This crisp and clean space, adorned with a bay window, sets the stage for formal dinners or gatherings around space for a family dining table.

Adjacent to the dining room lies the study, a versatile room ideal for remote work or as a playroom, depending on the occupants' needs. Overlooking the side of the property, this room features light carpet flooring that adds warmth and comfort.

Past the study, you'll enter the drawing room, a vast and inviting space designed to accommodate family seating and social gatherings. A central gas fireplace serves as a focal point, while two windows on either side and two patio doors leading to the rear garden patio area flood the room with natural light.

The kitchen/dining room, adjacent to the study, is a space that combines size and style. With its white walls, tiled flooring, and floor-to-ceiling wood cabinets, this kitchen exudes an air of elegance. The striking white worktop beautifully contrasts with the cabinetry, while the large central island provides ample preparation and informal dining space. High-end appliances, including an induction hob with an overhead extractor, integrated ovens, and a microwave, cater to all culinary needs. The kitchen also offers space for a dining table and features two additional patio doors leading to the rear garden patio area, allowing for seamless indoor-outdoor living.

Conveniently situated off the kitchen, the utility room boasts matching cabinets and a seamless sink fitted within the worktop. A door leads to the rear garden, providing easy access. The utility room also provides entry to the guest cloakroom, complete with a WC and basin for added convenience.

Ascending to the first floor, you are greeted by a spacious landing area adorned with plush carpet flooring and white walls. A landing window overlooks the front of the property, filling the space with natural light and offering a glimpse of the surroundings. From the landing, access is provided to the bedrooms and the family bathroom.

To the left of the stairs, is the principal bedroom. This luxurious retreat overlooks the side of the property and offers ample space, including a dressing room and a walk-in wardrobe. The ensuite bathroom features dark tiled flooring, complemented by contrasting neutral walls. It showcases a statement soaker tub, a walk-in shower cubicle, WC, and his-and-her sinks, providing the ultimate in relaxation and convenience.

Bedrooms two and four, both generously sized, benefit from ensuite shower rooms with WC and sink facilities. Flooded with natural light, these rooms offer captivating views of either the front or rear garden. Fitted wardrobes provide ample storage, and bedroom two even offers an additional walk-in wardrobe, adding a touch of luxury.

Bedrooms three and five, also enhanced by fitted wardrobes, provide ample space for comfortable family living. Bedroom five, currently utilised as a dressing room, offers versatility to suit your needs. Bedroom three is graced with a large bay window, allowing an abundance of light to fill the room, and providing a pleasant outlook over the front of the property.

Completing the first floor, the family bathroom offers a generous size and luxurious amenities. Dark tiled flooring, paired with neutral walls, creates a sophisticated ambiance. The bathroom features his-and-her sinks, a WC, a bath, and a shower cubicle, ensuring that every need is met in style and comfort.

### Gardens and Grounds

The entrance to the property welcomes you with gates opening onto a well-maintained tarmac driveway, providing abundant parking space for multiple cars. Adding to the convenience, two spacious double garages stand prominently, offering versatile usage as both a secure parking area and a storage space for vehicles or tools.

The rear garden is a true pleasure, boasting an exceptional landscaping, the main features being the manicured lawn and private gate on to the park. Surrounding the garden, a fence ensures privacy, while the presence of large trees and hedges adds an extra layer of seclusion and natural beauty. The carefully designed patio area becomes a delightful setting for outdoor dining experiences and family gatherings.

### Distances

Sutton Coldfield - 0.5 miles  
Birmingham - 8 miles  
Lichfield - 8 miles  
M6 Toll (T5) - 5.5 miles  
M6 (T7) - 7 miles  
M42 (J9) - 7 miles  
Birmingham International / NEC- 13 miles





(Distances approximate)

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#### Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn left onto King Edward Square, slight right onto Upper Clifton Road, at the roundabout take the 3rd exit onto Park Road, keep right to continue on Tudor Hill, turn right onto Thomas de Beauchamp Lane and turn left onto Grace Church Way.

#### Services

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

#### Terms

Local authority: Birmingham City Council  
Council Tax band: G  
EPC rating: B

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

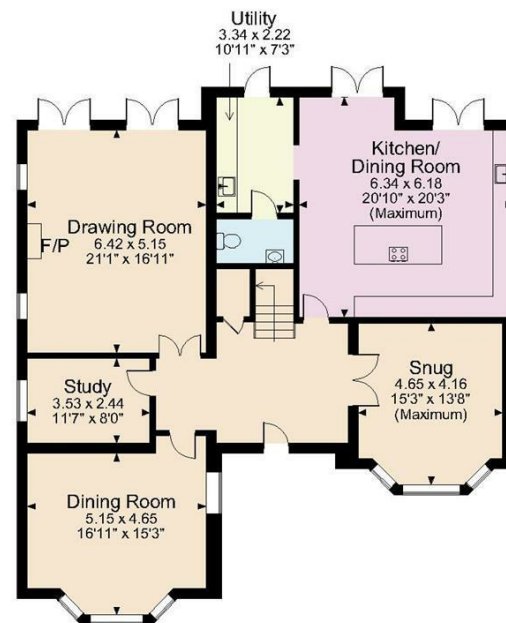
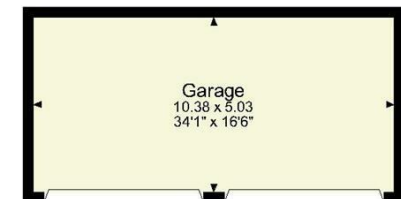
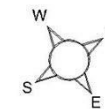
Average area broadband speed  
50 Mbps

#### Disclaimer

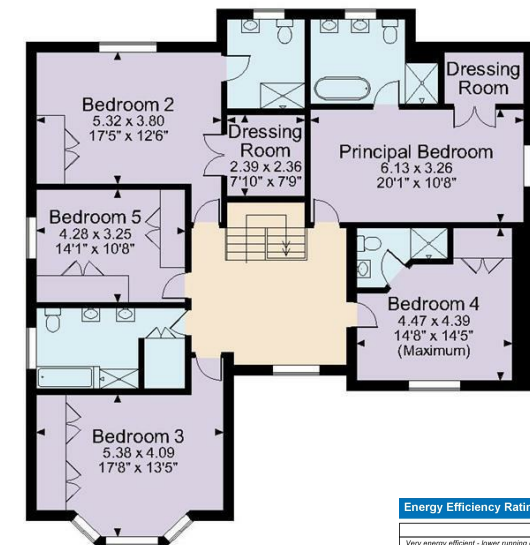
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars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

Photographs taken: June 2023  
Particulars prepared: June 2023

Grace Church Way, Sutton Coldfield, West Midlands  
Approximate Gross Internal Area  
Main House = 3347 Sq Ft/311 Sq M  
Garage = 562 Sq Ft/52 Sq M



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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-101) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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8 High Street, Sutton Coldfield, B72 1XA

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