

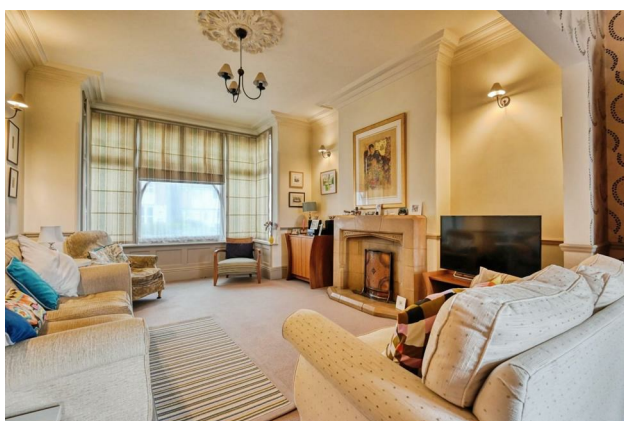
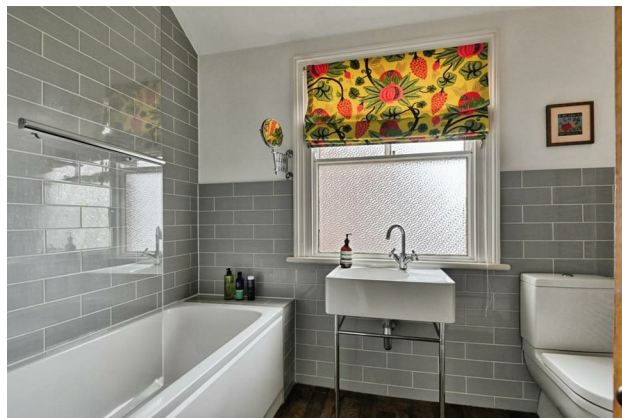
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Ground Floor

First Floor

Second Floor

Total floor area 171.3 sq.m. (1,844 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

This beautiful period home enjoys a fantastic location just a short stroll from Sutton Coldfield town centre, with shops, schools, transport links (including Sutton Coldfield Railway Station), Sutton Park and Wyndley Leisure Centre all close by.

Set back behind a lawned frontage with a driveway for off-road parking, the house makes a wonderful first impression and continues to impress inside. Full of character, it retains many original features while offering spacious, versatile family living across three floors.

The ground floor includes a welcoming entrance with Minton tiled flooring, a bright reception hall, guest cloakroom, and two generous reception rooms - one with a striking bay window and French doors to the garden, and a cosy breakfast room/snug with its own feature fireplace. The extended kitchen/breakfast room is well-equipped with integrated appliances and opens out onto the patio, making it ideal for everyday living and entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor provides a fourth bedroom and an additional bathroom- perfect for guests or growing families. The landing has been opened up to create a stunning double-height space filled with natural light.

Outside, the private south-facing garden is a real highlight, featuring a paved patio, lawn, and mature planting, along with a useful side utility/garage space and gated access.

This home has also benefited from a number of practical improvements over the years, including (but not limited to) a full roof replacement, a fully insulated second-floor bedroom, the creation of a light and airy open landing, an extended kitchen with raised flooring, and a rebuilt garage with a new roof. A new front lounge window has been installed with double glazing while being carefully designed to match the original style, and the original front door has been beautifully retained to preserve the home's character.

Features

• Wonderful Four Bedroom Detached • Beautiful Features Throughout • Well Maintained and Much Improved • Three Storey Living • Town Centre Location • A Chance to Acquire a Truly Beautiful Victorian Home • Two Bathrooms • Two Reception Rooms • Extended Kitchen