

CUILLINS STREETLY WOOD  
SUTTON COLDFIELD  
B74 3DQ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### OFFERING DEVELOPMENT POTENTIAL

This highly desirable and prestigious address offers a four-bedroom dwelling with the added advantage of having planning permission in place for the demolition and construction of a larger home. Additionally, there is also planning permission granted for those who prefer to extend and renovate the existing property. This presents an exciting opportunity for potential buyers to customise and create their dream home in this sought-after location.

### ACCOMMODATION

#### Ground Floor:

Entrance porch  
Reception hallway  
Dining room  
Living room  
Kitchen  
Utility room  
Guest cloakroom with WC

#### First Floor:

Landing hallway  
Principal bedroom  
Three further bedrooms  
Family bathroom  
Airing cupboard  
Separate WC  
Separate shower room

#### Gardens and Grounds:

Garage  
Private and gated road  
Tarmac driveway  
Landscaped garden

Approximate Gross Internal Area: 2226 Sq Ft (206.8 Sq M)

Plot Size: 0.27 Acre

EPC Rating: E

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 highly desirable location ideal for access to local schools and within short distance of 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.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants, and coffee shops within the Gracechurch Shopping Centre.

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

## Description of Property

Nestled within a secluded plot and accessed via a private and gated road, this charming four-bedroom property offers a tranquil retreat surrounded by mature trees and shrubs, ensuring utmost privacy. Its prime location allows for convenient access to Sutton Park, as well as nearby amenities. With the added advantage of planning permission in place, the property presents an exciting opportunity for expansion and renovation, enabling the creation of an even more spacious and customised home tailored to your preferences.

Upon entering the property through the porch, you step into the reception hallway, where a staircase ascends to the first floor. Natural light streams through the porch windows, brightening the hallway. As you enter, there is exposed brick wall, adding a touch of character to the space. The hallway also provides convenient access to the guest cloakroom, equipped with a WC for added convenience.

Continuing along the hallway, you come across the spacious living room, occupying a prominent position on the right side of the property. With its generous proportions, this room offers ample space for comfortable family living. The fireplace, adorned with exposed brick, creating a cosy ambiance. Large windows throughout the room invite abundant natural light to flood the space, creating a bright and welcoming atmosphere. Sliding patio doors offer a seamless transition to the rear garden, extending the living space and allowing for easy outdoor access.

Further down the hallway, you enter the kitchen, featuring elegant white floor-to-ceiling cabinets that provide ample storage space and overlooks the rear garden. Thoughtfully integrated appliances, such as the oven and built-in gas hob with an overhead extractor fan, ensure a seamless and efficient cooking experience. The worktops boast a double sink, offering both functionality and a sleek aesthetic.

Adjacent to the kitchen, you'll find the dining room, a spacious area that comfortably accommodates a family dining table. This room is ideal for

hosting more formal dinners or gathering with loved ones.

Also accessible from the hallway is the practical utility room, offering versatility and ample storage space. This convenient area provides easy access to the side of the property, enhancing functionality and efficiency in daily tasks.

Moving up to the first floor, the spacious landing provides access to the four bedrooms and the family bathroom, creating a well-designed flow throughout.

The principal bedroom, situated to the left of the hallway, boasts fitted storage solutions and offers a private ensuite room equipped with a WC, sink, and shower cubicle.

The remaining three bedrooms on the first floor all benefit from fitted wardrobes, ensuring convenient storage options, and providing plenty of room for comfortable living.

The family bathroom, conveniently located next to the stairs on the first floor, offers a generous size and completes the functional layout of this floor. Alongside the main bathroom, there is an additional shower room, as well as a separate guest cloakroom with a WC and sink.

## Gardens and Grounds

Access to the property is granted through a private gated road, ensuring security and exclusivity. The spacious driveway provides ample parking space, and there is a garage located within the property, offering convenience and storage options.

The gardens wrap around the property, creating a connection between indoor and outdoor living. The rear garden, in particular, is generously sized and predominantly laid to lawn. The surrounding mature trees and shrubs add to the privacy and seclusion of the grounds, creating a serene and peaceful ambiance.

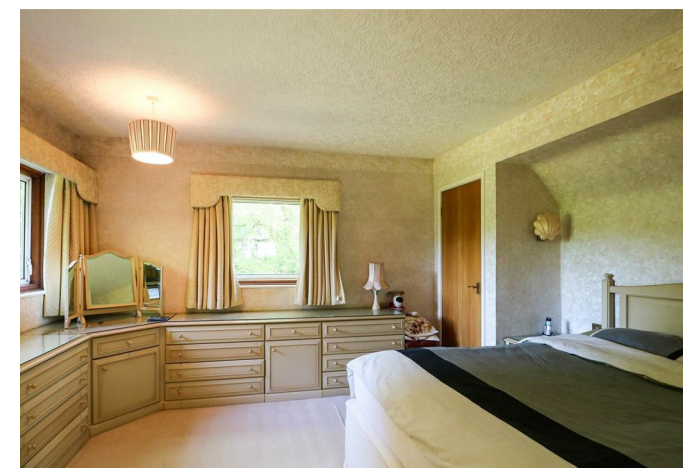
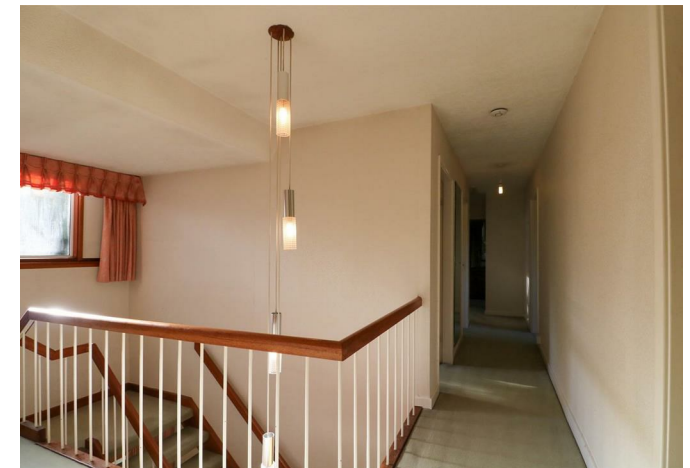
## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Lane/B4151, at the roundabout continue straight onto Hardwick Road, turn left onto Streetly Wood and the property will be on your left.

## Distances

Streetly Village - 0.9 miles  
Sutton Coldfield - 3.2 miles  
Birmingham - 7.9 miles  
Lichfield - 7.9 miles  
M6 Toll (T5) - 13.1 miles  
M6 (T7) - 7.3 miles  
M42 (J9) - 6.7 miles  
Birmingham International - 17.9 miles  
NEC - 16.8 miles

(Distances approximate)



**Cuillins**  
**Approximate Gross Internal Area**  
**Main House = 1946 Sq Ft/181 Sq M**  
**Garage = 280 Sq Ft/26 Sq M**  
**Total = 2226 Sq Ft/207 Sq M**



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#### Terms

Tenure: Freehold  
 Local authority: Walsall Borough Council  
 Council Tax band: G  
 EPC rating: E  
 Broadband Average Area Speed: 150 Mbps

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

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

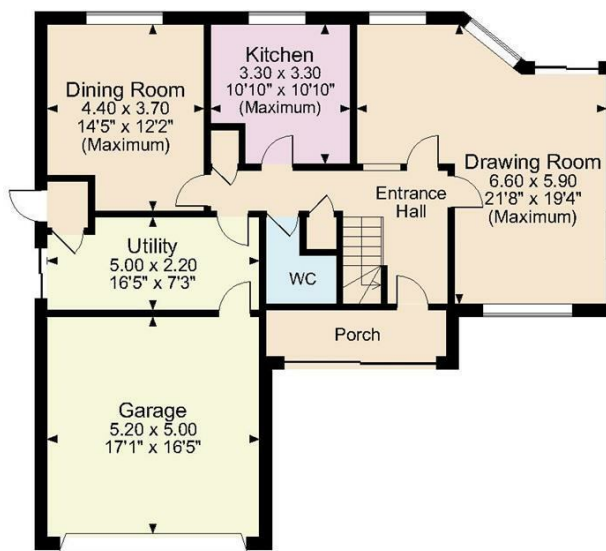
#### Services

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

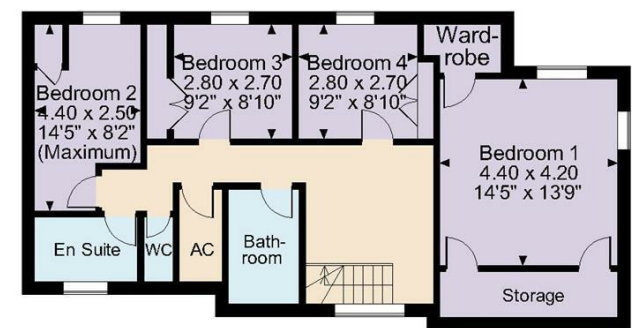
#### Disclaimer

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: May 2023  
 Particulars prepared: May 2023

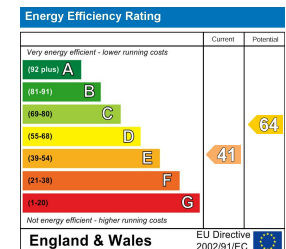


**Ground Floor**



**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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**8 High Street, Sutton Coldfield, B72 1XA**

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