

(PLOT 6 HOLLY) 4 MULBERRY CLOSE
OFF PENNS LANE
SUTTON COLDFIELD
B72 1RS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS




SHOW HOME

OPEN 12PM - 3PM
EVERY SATURDAY

ASTON KNOWLES
FOR SALE
0121 362 7878

ACCOMMODATION

OPEN DAY - No appointments necessary.
Every Saturday - 12pm til 4pm.

Introducing a brand new, attractive detached four-bedroom family home situated in a highly sought-after cul-de-sac location, crafted by the privately owned and forward-thinking home builder, Owl Homes.

ACCOMMODATION

Ground Floor:
Entrance hallway
Living room
Guest WC
Kitchen/dining/family room

First Floor:
Landing
Four bedrooms
Two ensembles
Family bathroom

Garden and Grounds:
Integrated garage
Tarmac driveway with parking
Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 1,802 Sq Ft (167 Sq M)

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

The property is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and within easy walking distance of Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park and Chester Road train station.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. Purchasers are advised to check with the council for up-to-date catchment areas.

For leisure, nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

Description of Property

As you step through the Chartwell green front door, you're greeted by the inviting entrance hallway, adorned with grey hardwood flooring and neutral walls, setting a stylish tone for the entire home. The hallway offers access to the reception rooms and a conveniently located guest WC, perfect for welcoming visitors. Its L-shaped design also provides entry into the integral garage.

At the front of the property, the spacious living room awaits, featuring a bright bay window that floods the space with natural light, offering views of the front garden.

Accessible through double doors, the open plan kitchen/dining/family room spans the entire width of the home, creating a sociable and inviting atmosphere. Enhanced by bi-fold doors leading to the rear garden, this space seamlessly blends indoor and outdoor living. The wrap-around kitchen boasts stunning light cabinetry and countertops, overlooking the rear garden, with a peninsula offering additional seating and meal preparation space. Appliances include a dishwasher, two single ovens, integrated fridge freezer, and an induction hob with overhead extractor. Further along, there's ample room for seating and a dining table, perfect for entertaining guests.

Ascending to the first floor, you'll find four generously sized double bedrooms, two positioned at the front and two at the rear of the property. Bedroom 1 and Bedroom 2 enjoy the added luxury of sizable en-suites, each equipped with a walk-in shower, WC, and sink.

Completing the first floor is the family bathroom, featuring neutral tones and offering a relaxing retreat with its bath, walk-in shower, WC, and sink, providing comfort and convenience for residents and guests alike.

Garden and Grounds

Upon arrival at the property, you're greeted by a tarmac driveway, providing parking space for two cars and access to the integrated garage, benefiting from electric doors, ideal for additional parking or storage needs.

The rear garden, also accessible from the front via side access, boasts a paved patio area, perfect for alfresco dining and summer relaxation with loved ones. The garden is predominantly laid to lawn, offering ample space for various activities, and is fenced off around the perimeter, ensuring privacy and seclusion.

Directions from Aston Knowles

From the agents' High Street office, continue straight down onto Mill St/A5127 slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn left onto Penns Ln/B4148, turn left onto Mulberry Cl and the property will be on your right.

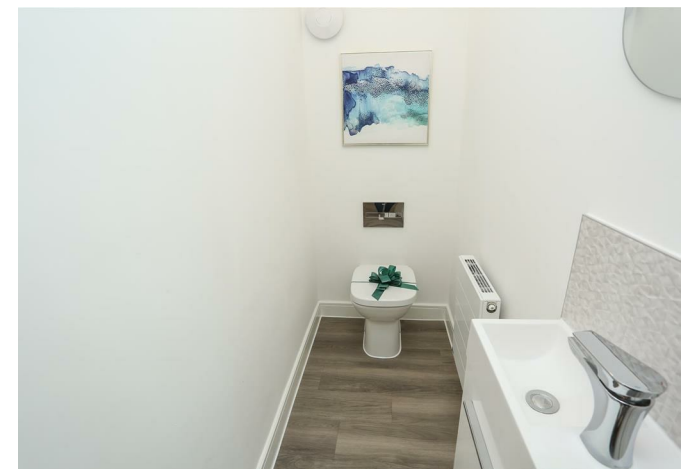
Distances

Sutton Coldfield - 3.0 miles
Sutton Park - 2.3 miles
Wylde Green - 0.6 miles
Lichfield - 11.0 miles
Birmingham - 5.2 miles
Birmingham International/NEC - 9.3 miles
M6 - 3.5 miles
M6 Toll - 6.2 miles
M42 - 7.8 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: G





Broadband average area speed: 150 Mbps

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

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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