

1 KNIGHTON ROAD
SUTTON COLDFIELD
B74 4NY


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This five-bedroom detached home is a seamless blend of elegance and functionality, providing an ideal space for family life. Its proximity to Mere Green adds convenience with nearby amenities.

ACCOMODATION

Ground Floor:

Entrance hall
Drawing room
Dining room
Guest cloakroom
Store room
Family room
Kitchen/breakfast room
Garden room/studio
Utility room

First Floor:

Landing
Five bedrooms
Three ensembles
Family bathroom
Store room

Garden and Grounds:

Double garage
Extensive lawned gardens
Tarmac driveway with ample parking

Approx Gross Internal Floor Area: 3578 sqft (332 sqm)

EPC Rating - C

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 on the corner of Knighton Road, the property is ideally located for access to local amenities in both Mere Green and Sutton Coldfield. In Mere Green there is M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Schooling in the area includes Four Oaks Primary School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Holland House Junior School, St Joseph's Primary School, and Arthur Terry School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

DESCRIPTION OF PROPERTY

Upon entering the property, the bright and airy hallway makes a lasting first impression with its dark hardwood flooring, a touch that extends throughout the space. It serves as a gateway to the reception rooms and the first-floor landing. Ahead of the entrance, the guest cloakroom provides convenience, equipped with a WC and a sink. Adjacent to it is a storage cupboard for easy access to everyday essentials.

To the left of the hallway lies the drawing room, a welcoming space adorned with a beautiful bay window overlooking the front of the property that floods the room with natural light. The central coal fireplace stands as a classic feature, adding both charm and comfort.

Continuing through the hallway, you'll find the dining room on the left, a perfect spot for family gatherings and meals. Another bay window here not only amplifies the natural light but also extends views to the front garden.

On the opposite side of the hallway, the family room beckons. This flexible space can serve as an additional seating area or a playroom. It features double patio doors leading to the garden, creating a seamless connection between indoor and outdoor spaces.

Moving right from the entrance, you step into the heart of the home - the kitchen/breakfast room. This space is a harmonious blend of functionality and style. White cabinetry with contrasting black worktops creates a sleek aesthetic. The kitchen is generously equipped with a range of appliances, including a wine cooler, range cooker, extractor fan, microwave oven, and warming oven. The central island provides additional seating. Adjacent to the kitchen is the utility room, mirroring the design and functionality of the kitchen and offering access to the rear garden.

Through double doors from the kitchen, you enter the garden room/studio. This versatile space features bifolding doors that open onto the garden patio, seamlessly connecting the interior and exterior.

Ascending to the first floor, you reach the landing, which provides access to five bedrooms and a family bathroom. The principal bedroom, positioned on the far left of the landing, is a luxurious haven. It features a spacious layout, a walk-in wardrobe for ample storage, and double patio doors that open into

a balcony-like space, offering views of the rear garden. The ensuite bathroom for the principal bedroom boasts his and her sinks and a walk-in shower.

Bedrooms 2 and 3 are thoughtfully arranged to offer views of either the front or rear garden. Each bedroom comes equipped with fitted wardrobes for practical storage solutions and their own ensuite bathroom, complete with a walk-in shower, WC, and sink. Bedrooms 4 and 5 - both generously sized double rooms, provide ample space for rest and relaxation.

The family bathroom, centrally located between bedrooms 4 and 5, exudes luxury. It features his and her sinks, a large standalone bathtub, a walk-in shower, and a WC.

GARDEN AND GROUNDS

Approaching the property, you're greeted by fencing providing a sense of privacy. The expansive tarmacked driveway unfolds, offering abundant parking space for multiple cars. For added convenience, a double garage stands ready to accommodate storage or parking needs. Graced by a well-maintained lawn area, the front landscape exudes a neat and welcoming atmosphere, complemented by the presence of large hedges and mature trees.

Moving to the rear, the garden is meticulously maintained and predominantly laid to lawn, creating a verdant backdrop enclosed by fencing, hedges, and shrubbery. A paved patio area beckons, providing an idyllic setting for family gatherings and alfresco dining.

DIRECTIONS FROM ASTON KNOWLES

From the agent's office, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, at the roundabout continue straight onto Four Oaks Rd/A454, turn right onto Rosemary Hill Rd/B4138, turn right onto Knighton Rd and the property will be in your left.

DISTANCES

Streetly Village - 1 miles
Sutton Coldfield - 3 mile
Lichfield - 7 miles
Birmingham - 10 miles
Birmingham International/NEC - 16 miles
M6 - 6 miles
M6 Toll - 4 miles
M42 - 10 miles

(Distances approximate)

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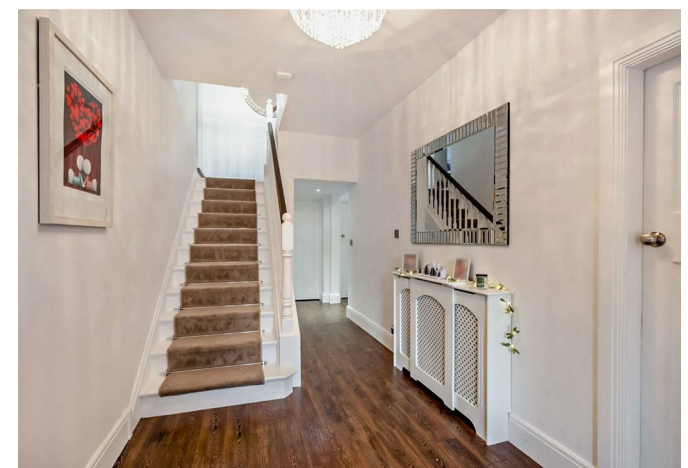
TERMS

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.

SERVICES

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



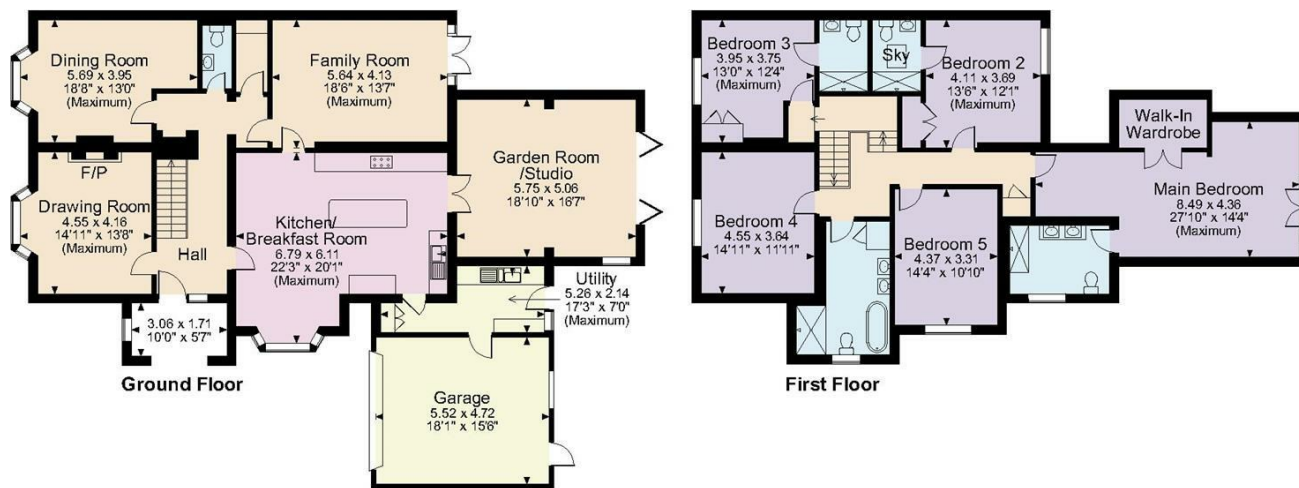


DISCLAIMER

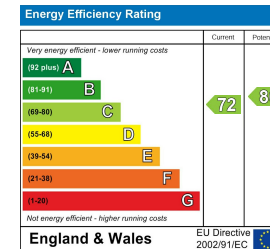
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Photographs taken: December 2023
Particulars prepared: December 2023

Knighton Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 3296 Sq Ft/306 Sq M
Garage = 282 Sq Ft/26 Sq M
Total = 3578 Sq Ft/332 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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