

COLLETS FARM WITHY HILL ROAD  
SUTTON COLDFIELD  
B75 6JT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A truly magnificent and unique property, this semi-rural, detached gem sits on a gated driveway within just over four acres of meticulously maintained land. This residence offers endless possibilities for both leisure and practicality. Combining modern comforts with timeless charm, it promises an exceptional living experience in a serene yet accessible location.

### ACCOMMODATION

#### Ground Floor:

- Entrance hallway
- Snug room
- Kitchen/diner
- Utility room
- Guest cloakroom with WC
- Dining room
- Living area

#### First Floor:

- Hallway landing
- Principal bedroom with ensuite
- Bedroom two
- Bedroom three
- Jack 'N' jill bathroom
- Bedroom four
- Family bathroom

#### Garden and Grounds:

- 4.33 acres of land
- Outhouse
- Stables with a paddock and menage
- Private lake with water feature
- Double garage and patio space for outside dining
- Ample parking space
- Outhouse with office space and WC

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

The Royal Town of Sutton Coldfield is within walking distance and the M6 can be reached within 15 minutes, providing links to Birmingham, the M5 and the rest of the country.

Sutton Coldfield provides an excellent place to shop and relax, with many shops in the Gracechurch Shopping Centre and shops on its high street known as The Parade. Also close by is Mere Green, where there is an M&S, Waitrose, and Sainsbury's supermarket together with an array of independent restaurants and coffee shops in the newly developed Mulberry Walk.

Nearby, Sutton Park provides the ideal location for family, leisure, relaxation, and wellbeing. Its seven lakes, extensive woodland, and several restaurants fall on the edge of an 18-hole golf course. At 2,400 acres, the Nation Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, sailing, and other outdoor activities.

There is excellent schooling in the area, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, and Plantsbrook Secondary. Buyers are advised to check with the local council for up to date school catchment areas.

## Description of Property

As you enter the property, the open entrance hallway greets you, featuring a charming log burner and a full-length mirror, ideal for your coats and shoes.

To your left, you'll discover the perfect snug room, a second living area adorned with a centrepiece brickwork gas fireplace and elegant timber ceilings. Through a discreet doorway, a staircase leads to the first floor.

From the snug room, step into the modern fitted kitchen, a culinary haven equipped with top-notch appliances, including a fridge/freezer, dishwasher, double stove, and an array of kitchen units. This delightful space also accommodates a dining room table, which comes included with the property.

Connected to the kitchen is the utility room, a practical space with its own washer and dryer, ample storage, and a convenient countertop. The utility room also grants access to the guest cloakroom, complete with a WC and hand basin.

To the right of the main entrance hallway, a separate hallway with a captivating glass wall invites you into the dining room.

The spacious living room boasts a striking media wall ready for your enjoyment. Large windows on either side flood the living area with natural light.

Following the staircase from the snug room, you'll arrive at the first-floor landing. To your left lies the main bedroom, a generously proportioned retreat with fitted wardrobes and abundant storage. The en-suite bathroom features a Juliette balcony, double shower with a rain showerhead, a standalone bath, hand basin, and WC. Elegant chandelier lighting graces the room.

Continuing along, to the left of the property, you'll discover the second double bedroom, thoughtfully designed with fitted wardrobes and storage units flanking the bed. A Velux window graces the front of the room.

Bedroom three boasts a charming dressing area with fitted wardrobes and a vanity unit. The bedroom area features vaulted ceilings and ample space for a king-size bed, chest of drawers, and a TV unit. Between bedroom three and four lies a Jack 'n' Jill bathroom, equipped with a double shower, WC, and hand basin. Stepping into bedroom four, you'll find fitted storage cupboards on your right, leading into the main room, ideal for a double bed.

The main bathroom completes the first floor, featuring a bath with a shower overhead, WC, hand basin, and a Velux window that bathes the space in natural light.

## Garden and Grounds

Stretching over an expansive 4.33 acres of land, you will discover a versatile outhouse, ideally suited for use as an office or workspace. It even boasts its own WC for added convenience. And at the rear of this space, you'll find easy access to the double garage, providing ample room for parking and storage.

For those with an equestrian passion, there are stables on-site, complete with a paddock and a menage, offering endless possibilities for horse enthusiasts.

A captivating lake, adorned with a water feature, adds a touch of tranquillity to the landscape.

And finally, the well-maintained lawns are a sight to behold.

## Directions from Aston Knowles

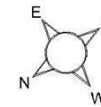
From the agents' office at 8 High Street, head south-east on Coleshill Steet towards Church House Drive, turn left onto Rectory Road, turn left onto Whitehouse Common Road/B4148, turn right onto Withy Hill Road, turn left and the property will be on your left.

## Distances

Sutton Coldfield - 2.4 mile  
Birmingham - 10.5 miles



**Collets Farm, Withyhill Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2651 Sq Ft/246 Sq M**  
**Garages/Barn & Office = 1052 Sq Ft/98 Sq M**  
**Outbuilding = 775 Sq Ft/72 Sq M**  
**Garden Store = 217 Sq Ft/20 Sq M**  
**Total = 4695 Sq Ft/436 Sq M**



Lichfield - 8.7 miles  
 Birmingham International/NEC - 14.0 miles  
 M6 - 7.2 miles  
 M6 Toll - 9.2 miles  
 M42 - 19.5 miles  
 (Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

**Terms**  
 Local Authority: Birmingham  
 Tax Band: F  
 EPC rating: E  
 Broadband average area speed: 67 Mbps

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

**Services**  
 We understand that mains water, and electricity are connected.

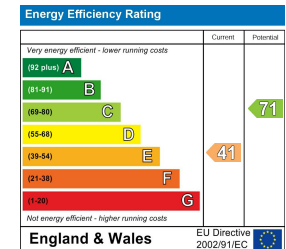
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Photographs taken: September 2023  
 Particulars prepared: September 2023



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

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