

APARTMENT 7 HIGHBURY HOUSE  
2 HIGHBURY ROAD  
SUTTON COLDFIELD  
B74 4TF

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A luxury two-bedroom penthouse apartment, ideally situated in a sought-after location, directly opposite Sutton Park. Complemented by the convenience of a parking space and direct lift access into the apartment.

Set within a small-scale development of just seven apartments, it promises a sense of exclusivity.

## ACCOMMODATION

Apartment:  
Entrance hallway  
Direct lift access  
Family bathroom  
Bedroom 1 with ensuite  
Bedroom 2 with walk in wardrobe  
Open plan kitchen/drawing room

Garden and Grounds:  
Allocated parking  
Secure intercom entry  
Direct lift access into apartment  
Shared grounds  
Shed

Approx Gross Internal Floor Area: 1262 sqft (117 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

The property can be approached via Rosemary Hill Road or Streetly Lane. Day to day amenities can be found in Streetly village with a local convenience store and a selection of restaurants, cafes and independent outlets.

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.

Opposite the development is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

The area of Four Oaks is well placed for access to regional centres and the motorway network. Birmingham is only 9.6 miles away and the M6 Toll (T3) is just 6.4 miles away giving access to the M6 and M42.

Schooling in the area includes Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Little Aston, Four Oaks Primary School and Arthur Terry School. Tenants are advised to check with the Council for an up-to-date information on school catchment areas.

## Description of Property

As you step into the entrance hallway of the top floor apartment, you'll immediately notice the spaciousness and abundance of storage options available right from the outset. The hallway is neutrally decorated throughout, contributing to a sense of light and openness, and boasts direct lift access into the apartment for added convenience.

To your right, upon entering through the lift or front door, you'll find the inviting open plan kitchen/drawing room. This contemporary space features a modern fitted kitchen complete with sleek granite worktops and integrated appliances, providing both style and functionality for everyday living.

Adjacent to the open plan kitchen/drawing room is the master bedroom. This generously sized bedroom comes complete with its own en-suite bathroom, equipped with a luxurious bath, separate shower cubicle, WC, and hand basin.

On the left side of the entrance hallway, you'll discover the

second double bedroom, which benefits from its own walk-in wardrobe, providing ample storage space for clothing and personal belongings.

Completing the accommodation layout, the family bathroom is conveniently situated next to the second bedroom. This fully tiled bathroom features a shower cubicle, WC, and hand basin.

## Gardens and Grounds

As you approach the property, you'll be greeted by a block-paved driveway. Each apartment is allocated one parking space within the gated area, with additional on-road parking available as well as designated visitors parking spaces. Furthermore, each apartment is equipped with its own shed, offering convenient storage solutions for residents.

Situated on the top floor, the apartment is accessed via a secure intercom entry system, providing added security and convenience for residents. What's more, this apartment boasts the luxury of direct lift access, ensuring effortless entry and exit.

Outside, residents can enjoy the shared grounds, which feature beautifully landscaped gardens laid to lawn.

## Directions from Aston Knowles

From the agent's office, turn right onto High St/A5127, at the roundabout continue straight onto Four Oaks Rd/A454, slight left onto Streetly Ln/B4151, turn right onto Highbury Rd and the development will be on your right.

## Distances

Sutton Coldfield - 2.4 miles  
Lichfield - 7.2 miles  
Birmingham - 9.6 miles  
Birmingham International/NEC - 17.3 miles  
M6 - 4.7 miles  
M6 Toll - 6.4 miles

(Distances approximate)

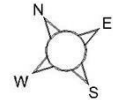
## Terms

Local Authority: Birmingham City Council  
Tax Band: E  
Broadband Average Area Speed: 150 Mbps

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



**Highbury House, Highbury Road, Sutton Coldfield**  
 Approximate Gross Internal Area  
 1262 Sq Ft/117 Sq M



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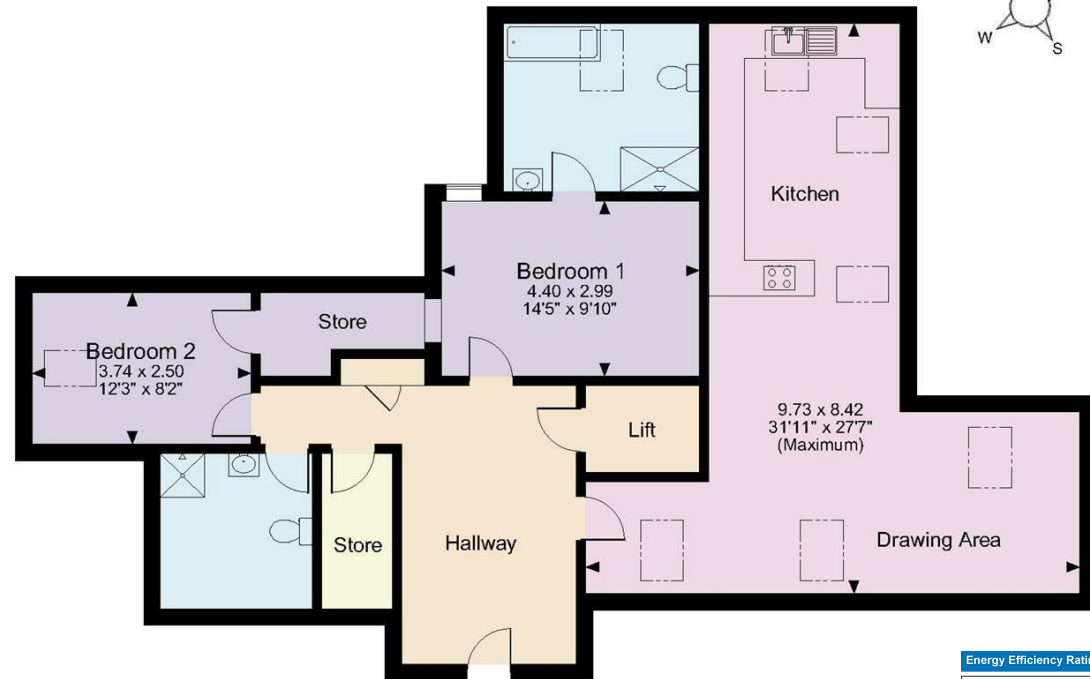
**Services**

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 rental.

Photographs taken: March 2024  
 Particulars prepared: March 2024



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>		80	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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