

MEADOWSIDE HILLWOOD ROAD  
SUTTON COLDFIELD  
B75 5QN

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Nestled within a picturesque setting, this exquisite six-bedroom detached home exudes charm and character, offering ample space and a vast plot. With its stunning architectural features and spacious interior, this property is a true haven for families seeking a spacious retreat.

Set on a 2 acre plot with the added bonuses of stables and a greenhouse further enhancing the appeal, providing opportunities for hobbies and outdoor pursuits.

## ACCOMMODATION

Ground Floor: Entrance hallway, snug, lounge, drawing room, gym/spa, utility room, kitchen/breakfast room/bar, guest WC and playroom.

First Floor: Landing, six bedrooms, study/single bedroom, five ensuites and family bathroom.

Floor Above Garage:

Guest WC, store room, kitchen and lounge.

Garden and Grounds:

Separate garage, store room, three stables, separate triple garage, greenhouse, pump room, laid to lawn rear garden with patio area and block paved drive with ample parking.

Approximate Gross Internal Area: 8,504 Sq Ft (790 Sq M)

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 in a semi-rural area in a sought-after location. Everyday amenities can be found nearby Mere Green, Four Oaks 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 is also located close by, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Arthur Terry School, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishops Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

As you step into the inviting hallway, adorned with charming ceiling beams and boasting hardwood flooring, you're greeted by a sense of character and warmth. The staircase leads gracefully to the first floor, while the hallway seamlessly connects to the various reception rooms and the kitchen.

To the right of the entrance lies the lounge, a spacious haven perfect for unwinding with family. Sunlight pours in through the bay window and patio doors, offering a delightful view of the garden patio area. Beams on the ceiling add character to the room, which centres around the inglenook log fireplace.

Adjacent to the lounge is the snug, a cosy retreat featuring more ceiling beams and patio doors that open onto the garden patio. A characterful log fire takes centre stage, providing both warmth and ambiance.

On the left side of the entrance awaits the expansive open-plan kitchen/breakfast room/bar area, brimming with character. Exposed brick walls, ceiling beams, and hardwood flooring create a charming backdrop to the modern amenities. The impressive island, with its contrasting white and black countertops, serves as a focal point and offers ample seating for breakfast. A personalised tiled backsplash bearing the name "Meadowside" adds a bespoke touch. A built-in seating area provides a delightful spot for family meals, while a spacious formal dining area adjacent to the kitchen is perfect for entertaining guests. The bar area, complete with built-in bar and seating, adds a touch of sophistication. A convenient guest WC is located opposite the bar area.

Through double doors lies the playroom, a versatile space flooded with natural light. Integrated seating enhances its appeal, making it ideal for entertainment or relaxation.

Opposite the playroom via the kitchen, also accessible via double doors, is the drawing room, a welcoming space for family gatherings. Bifolding doors open out onto the rear garden, seamlessly merging indoor and outdoor living. The drawing room provides access to the well-equipped utility room

and the gym/spa.

The utility room offers ample storage space and convenient laundry facilities, with access to the side of the property.

The gym/spa room, currently used for workouts, features a hot tub spa - an inviting retreat for all seasons. Bifolding doors lead to the patio area, extending the living space outdoors.

Ascending to the first floor, you'll find a landing providing access to all bedrooms and the family bathroom. Two of the rooms, currently utilised for storage, offer potential as additional bedrooms or home offices.

The principal bedroom, generously proportioned and overlooking the rear garden, boasts a dressing room and ensuite bathroom with his-and-her sinks, a walk-in shower, and a standalone bathtub.

Bedroom 2 features a balcony overlooking the rear garden and its own ensuite bathroom and walk-in wardrobe.

Three further double bedrooms, all with ensembles, offer comfort and convenience, with fitted furniture providing ample storage.

## Gardens and Grounds

As you approach the property, you're greeted by a gated secure entrance leading to a spacious block-paved driveway, offering ample parking space for multiple cars. The driveway extends to the detached three-car garage, providing additional storage or parking options. Surrounding the property are well-kept lawn areas and hedges, creating a secluded and private ambiance.

Accessed through a stunning white gate, the rear garden is a true delight, offering an expansive space perfect for outdoor activities during the summer months. Well-manicured lawns stretch back, adorned with mature trees, hedges, and vibrant plants, enhancing the natural beauty of the surroundings. A charming patio area provides the ideal setting for alfresco dining with family and friends. The garden also features a serene pond, adding to the tranquil atmosphere.

Additionally, there's a separate garage for storage or parking, a storeroom, three stables for equestrian enthusiasts, a greenhouse for gardening enthusiasts, and a pump room. Whether enjoying leisurely strolls or engaging in outdoor hobbies, this garden offers endless possibilities for enjoyment and relaxation.

## Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout take the 3rd exit onto Lichfield Rd/A5127, at the roundabout take the 3rd exit onto Hill Village Rd, turn right onto Sherifoot Ln, slight right onto Hillwood Road and the property will be on your left.

## Distances

Sutton Park - 1.5 miles  
Four Oaks Train Station - 1.2 miles  
Sutton Coldfield - 2.2 miles  
Lichfield - 7.0 miles  
Birmingham - 9.8 miles  
Birmingham International/NEC - 16.5 miles  
M6 - 7.0 miles





M6 Toll - 10.3 miles  
M42 - 12.6 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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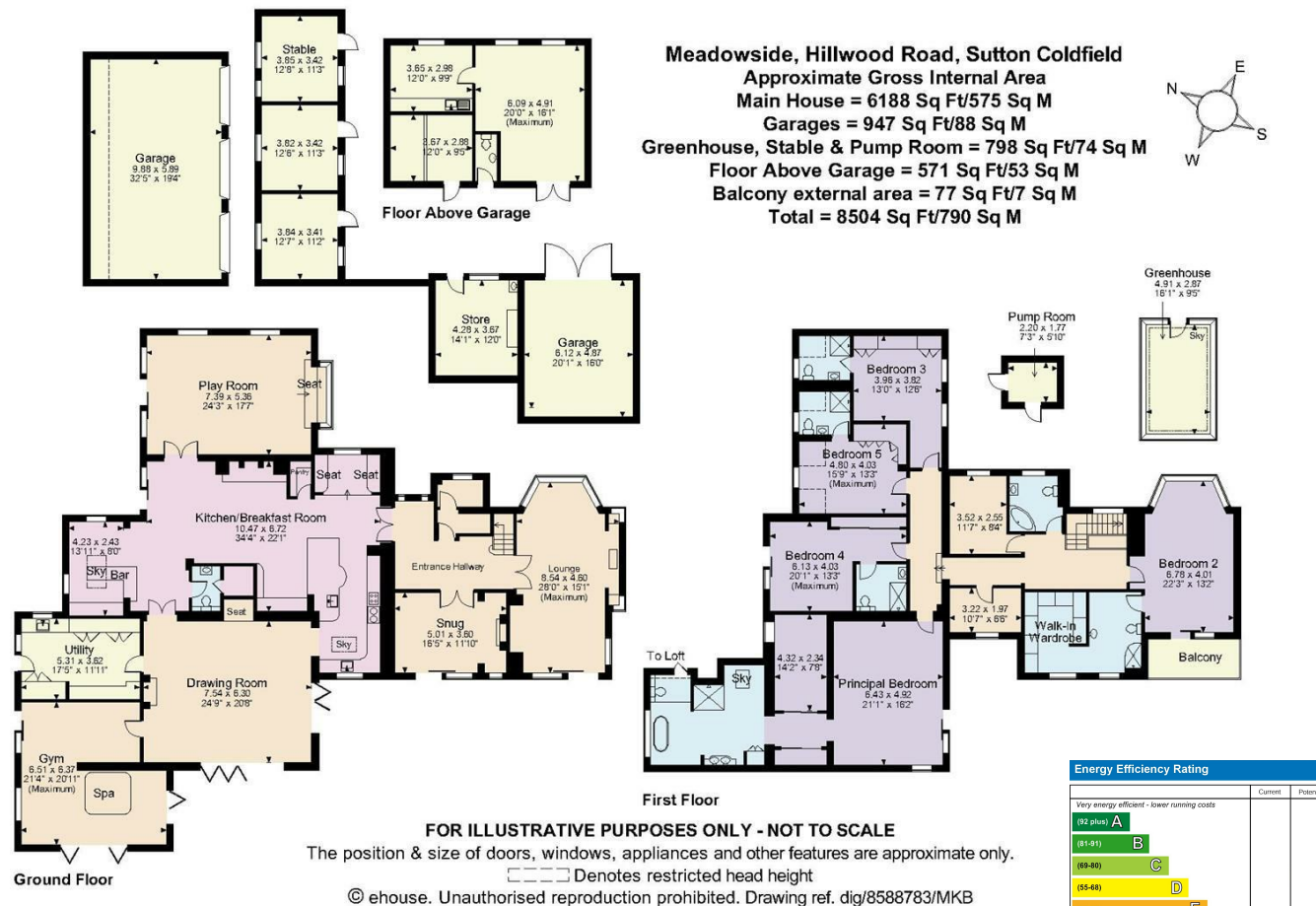
**Services**

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.

Photographs taken: March 2024  
Particulars prepared: March 2024



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