

8 WELFORD GROVE  
SUTTON COLDFIELD  
B74 4BB

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This immaculate three-bedroom bungalow, nestled in a sought-after location, offers effortless living. Its proximity to train stations and amenities adds to the convenience and desirability of this charming property.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Family bathroom

Kitchen/dining area

Drawing room

Principal bedroom with ensuite

Two further bedrooms

Garden and Grounds:

Detached garage

Block paved driveway with ample parking

Low maintenance rear garden

Approximate Gross Internal Area: 1,373 Sq Ft (128 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

The property is closely situated to both Butlers Lane and Four Oaks railway stations, ideal for easy access to regional centres and the motorway networks. Train services run regularly from both Butlers Lane and Four Oaks railway stations to Birmingham and from Lichfield Trent Valley to London Euston. Access to the major road network with the M6 Toll (T5) only 5 miles away and M6 (J7) 7 miles distant.

Nearby is Sutton Park, one of Europe's largest urban parks with opportunities for golf, walking and a range of other outdoor activities. Also nearby is Mere Green, with its newly developed Mulberry Walk and its many bars, restaurants, and eateries together with M&S and Sainsbury's supermarkets.

There is an abundance of excellent golfing facilities in the area including, Little Aston Golf Course, Moor Hall, Aston Wood, and Druids Heath.

The location is extremely well placed for an excellent choice of schooling including Arthur Terry, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls, as well as Mere Green Primary School, Four Oaks Primary School, Moor Hall Primary School, and Hill West Primary School. Purchasers are advised to check with the council for up-to-date school catchment areas.

### Description of Property

As you step into the well-sized porch and enter the entrance hallway, you're greeted by an abundance of natural light filtering in from the windows, illuminating the light hardwood flooring and neutral walls, setting the inviting tone for the entire home.

To the left of the entrance lies the kitchen, a bright and airy space adorned with white cabinetry and sleek grey worktops and the added benefit of underfloor heating. A peninsula offers additional seating or meal prep space, while integrated appliances including a fridge freezer, single oven, hot tap and induction hob with overhead extractor ensure convenience. Adjacent to the kitchen is a designated area for a dining table, overlooking the front and side of the property and seamlessly flowing into the drawing room.

The drawing room, also accessed via double doors from the hallway, boasts generous proportions and features a central gas fire. Patio doors lead out to the rear garden, blurring the lines between indoor and outdoor living.

Directly opposite the entrance hallway, you'll find the principal bedroom, offering ample space and equipped with fitted wardrobes for ample storage. It boasts its own ensuite complete with a WC, sink, and walk-in shower.

Bedrooms 2 and 3 are situated at the end of the hallway, positioned opposite each other with views of the rear garden. Both rooms offer ample space for occupants to enjoy.

Nestled between the bedrooms is the family bathroom, featuring a bathtub with a shower, WC, and sink, providing functionality and comfort for everyday living.

### Garden and Grounds

Approaching the property, you're greeted by a meticulously maintained block paved driveway bordered by a charming lawn area adorned with beautifully planted flowers and shrubs, enhancing the curb appeal. A detached garage offers additional parking or storage options, with the benefit of an electric door.

The rear garden presents a low-maintenance oasis with no grass, enclosed by fencing for privacy. Scattered plants and shrubs further enhance the natural allure of this outdoor sanctuary.

### Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn right onto Irnham Rd, turn left onto Belwell Ln/B4151, turn right onto Clarence Rd, turn right onto Welford Grove and the property will be on your left.

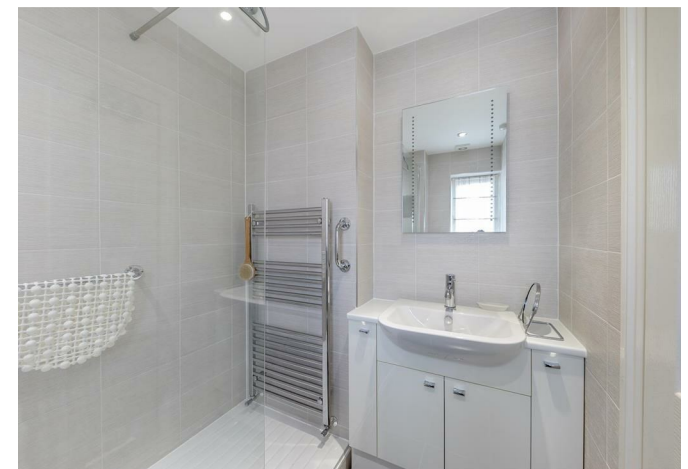
### Distances

Butlers Lane Train Station - 0.1 miles  
Four Oaks Train Station - 0.9 miles  
Sutton Park - 0.7 miles  
Sutton Coldfield - 1.9 miles  
Birmingham - 9.2 miles  
Birmingham International/NEC - 15.6 miles  
M6 - 6.2 miles  
M6 Toll - 9.7 miles  
M42 - 12.1 miles

(Distances approximate)

### Terms

Tenure: Freehold  
Local Authority: Birmingham City Council



Welford Grove, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 1119 Sq Ft/104 Sq M  
 Garage = 254 Sq Ft/24 Sq M  
 Total = 1373 Sq Ft/128 Sq M



Tax Band: E

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

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

#### Services

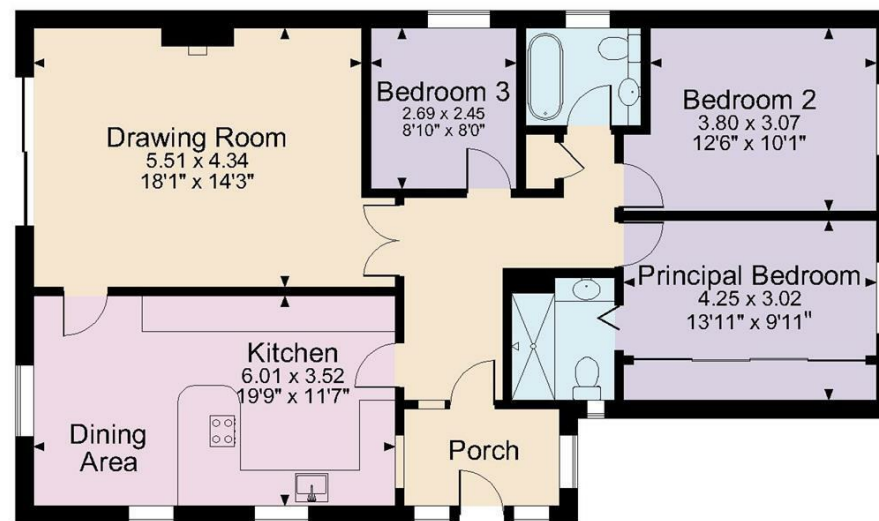
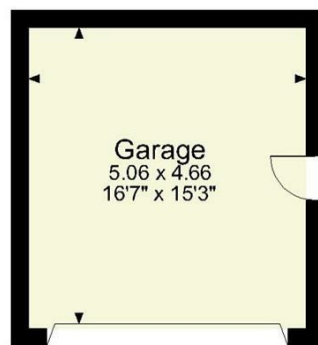
We understand that mains water, gas and electricity are connected.

#### 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: April 2024

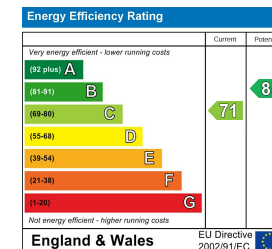
Particulars prepared: April 2024



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592299/ABL



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 importance 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com