

THE SPINNEY WEEFORD ROAD  
SUTTON COLDFIELD  
B75 5RD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This three-bedroom detached home offers great potential for buyers to create their perfect living space. Situated in a highly sought-after location, the property boasts plenty of outdoor space for enjoyment and the opportunity for future expansion or renovations to suit the buyer's preferences.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Drawing room

Dining room

Kitchen

First Floor:

Landing

Three bedrooms

Family bathroom

Garden and Grounds:

Detached garage with additional store room

Tarmac driveway for parking

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 1,805 Sq Ft (168 Sq M)

EPC Rating: D



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 the heart of Sutton Coldfield, this area is renowned for its leafy lanes, historic homes, and close-knit community atmosphere. Close proximity to a range of amenities, including shops, cafes, and restaurants, providing convenient access to everyday essentials and leisure pursuits.

Nearby schools such as Little Sutton Primary School, Moor Hall Primary School, Highclare Preparatory School and Arthur Terry School offer quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

For leisure and recreation, Sutton Park, one of Europe's largest urban parks, is just a stone's throw away, offering acres of green space, scenic walking trails, and opportunities for outdoor activities such as cycling, horse riding, and fishing. The park's tranquil lakes and woodlands provide an idyllic backdrop for relaxation and enjoyment amidst nature.

In terms of transport links, there is easy access to major roadways such as the A38 and M6 Toll, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Sutton Coldfield and Four Oaks, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

### Description of Property

Upon entering the property, you're welcomed into a hallway granting access to the convenient guest WC, featuring fitted furniture for storage needs.

Straight ahead lies the drawing room, a spacious area illuminated by natural light streaming through the windows and leading out to the patio, perfect for indoor-outdoor living. The focal point is the brick wall with a cosy log fire, ideal for chilly evenings.

The drawing room also connects to the dining room, offering ample space for formal dinners or additional seating, with views of the rear garden.

The kitchen, accessible via the dining room, features tiled flooring, light cabinetry and worktops, with a view of the front of the property and additional outdoor access.

Moving to the first floor, three generously sized double rooms await, providing occupants with plenty of space and views of the

rear garden.

Completing the first floor is the family bathroom, boasting a tasteful grey and white colour scheme, with a suite including a bath, separate shower cubicle, WC, and sink.

### Garden and Grounds

As you approach the property, a tarmac driveway offers ample parking space, accompanied by a lawn area and bordered by hedges for privacy. A separate garage provides parking or storage, with an attached storeroom that can be repurposed into a gym or workspace as needed.

Access from the front leads to the rear garden, predominantly laid to lawn and extending far back, surrounded by trees and hedges for privacy and seclusion. The spacious garden offers plenty of room for activities, with a patio area perfect for alfresco dining.

### Directions from Aston Knowles

From the agents' High Street office, head north-east on Midland Dive towards Westhaven Rd, turn left onto Rectory Rd, turn left onto Whitehouse Common Rd/B4148, continue onto Weeford Rd, at the roundabout take the 2nd exit and stay on Weeford Rd and the property will be on your right.

### Distances

Four Oaks Train Station - 1.7 miles  
Sutton Park - 2.4 miles  
Sutton Coldfield - 2.4 miles  
Lichfield - 7.5 miles  
Birmingham - 10.0 miles  
Birmingham International/NEC - 14.6 miles  
M6 - 7.3 miles  
M6 Toll - 9.2 miles  
M42 - 11.8 miles

(Distances approximate)

### Terms

Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: G

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

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





### Services

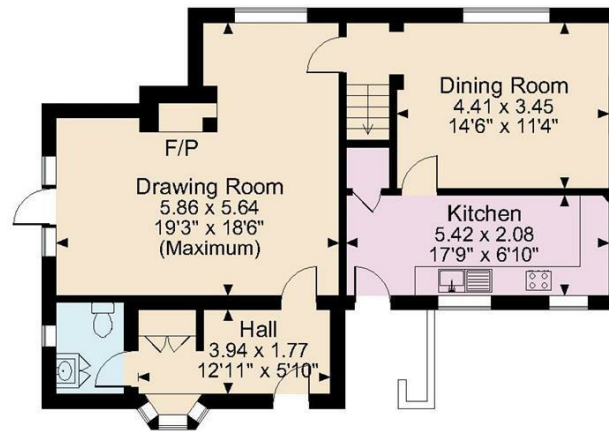
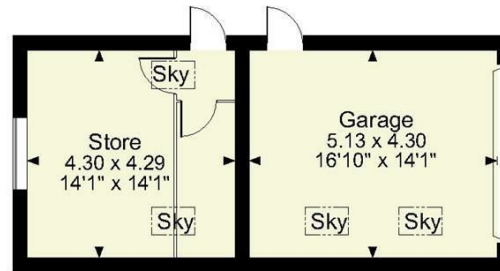
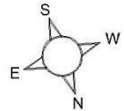
We understand that mains water, gas and electricity are connected.

### Disclaimer

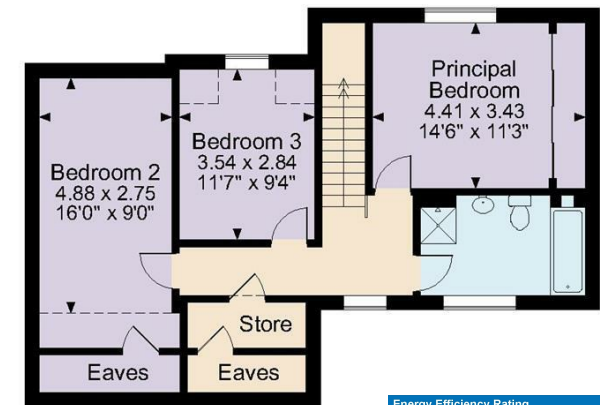
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars 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

**The Spinney, Weeford Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1355 Sq Ft/126 Sq M**  
**Garage and Store = 450 Sq Ft/42 Sq M**  
**Total = 1805 Sq Ft/168 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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