

4 HILLWOOD COMMON ROAD
SUTTON COLDFIELD
B75 5QJ


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CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled in an enchanting semi-rural setting, this splendid, detached residence presents an exceptional opportunity for full modernisation or potential re-development.

With the potential for re-development, subject to the requisite planning applications and consents from the local authority.

ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Dining room

Kitchen/breakfast room

Boiler room

Utility room

Garden room

Four bedrooms

Two ensembles

Two guest WC's

Garden and Grounds:

Integrated single garage

Double garage

Extensive driveway with ample parking

Tarmac driveway with ample parking

Mature gardens

Please note: the Paddock is not included in the sale.

Approximate Gross Internal Area: 2,913 Sq Ft (270 Sq M)

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 property is located close to Mere Green, where there is an M&S, and Sainsbury's supermarket together with the Mulberry Walk with its variety of restaurants and eateries. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf, and a variety of other outdoor pursuits.

Sutton Coldfield town centre provides excellent schooling including Bishop Vesey's Grammar School, Highclare School, Sutton Coldfield Grammar School for Girls, and Holy Cross Catholic Primary School. Purchasers are advised to check with the council for up-to-date catchment areas.

Description of Property

Upon entering the reception hall, you're greeted by a bright and inviting space that provides access to the rest of the single-storey accommodation.

To the right of the reception hall lies the dining room, featuring a front aspect and adorned with a stone fireplace and characterful beams.

Meanwhile, the drawing room, positioned at the rear of the property, overlooks the mature garden, and offers access to the outdoor space through double doors, creating an ideal setting for summer entertaining.

Continuing to the right of the reception hall, you'll find a WC and the kitchen/breakfast room. The kitchen is equipped with a range of wall and base units and grants access to a pantry, boiler room, and the garage, where the utility room is also located.

Adjacent to the kitchen is a timber-built extension, featuring doors leading to the garden and a garden room previously utilised as a ballet studio.

On the left side of the reception hall, another WC is situated, along with the bedroom accommodation. The principal bedroom boasts a front aspect and an en suite bathroom that could double as a family bathroom with an additional door leading into the inner hall.

Bedroom two enjoys views of the mature gardens and benefits from an en suite shower room.

At the end of the hallway, you'll find bedrooms three and four, completing the living quarters of this charming property.

Gardens & Grounds

The property sits elegantly back from the road, boasting a charming first impression with its expansive frontage and a driveway that offers ample off-road parking for several vehicles.

The front and rear gardens of this property are meticulously maintained, showcasing lush greenery and vibrant flora. The front garden welcomes visitors with its well-groomed appearance.

Meanwhile, the rear garden offers a serene retreat, with a patio area extending from the house. Expansive lawns are bordered by lush shrubs and trees, creating a picturesque backdrop for outdoor activities.

Directions

From Sutton Coldfield town centre take the A5127 Lichfield Road towards Four Oaks train station. At the island take the third exit and continue onto Lichfield Road. At the next roundabout, take the third exit onto Hill Village Road and then turn right onto Sherifoot Lane and then continue onto Hillwood Common Road where the property is on your right.

Distances

Sutton Coldfield - 1.1 miles
Lichfield - 8.1 miles
Birmingham - 8.7 miles
Birmingham International/NEC - 17.0 miles
M6 - 7.1 miles
M6 Toll - 2.9 miles
M42 - 10.5 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.

Planning

The property offers scope for re-development subject to the usual planning consents. A pre application has historically been made for two detached dwellings in replace of the bungalow, of which a positive response was received from Birmingham City Council. A copy of which is available upon request.

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 2022

Particulars prepared: May 2024

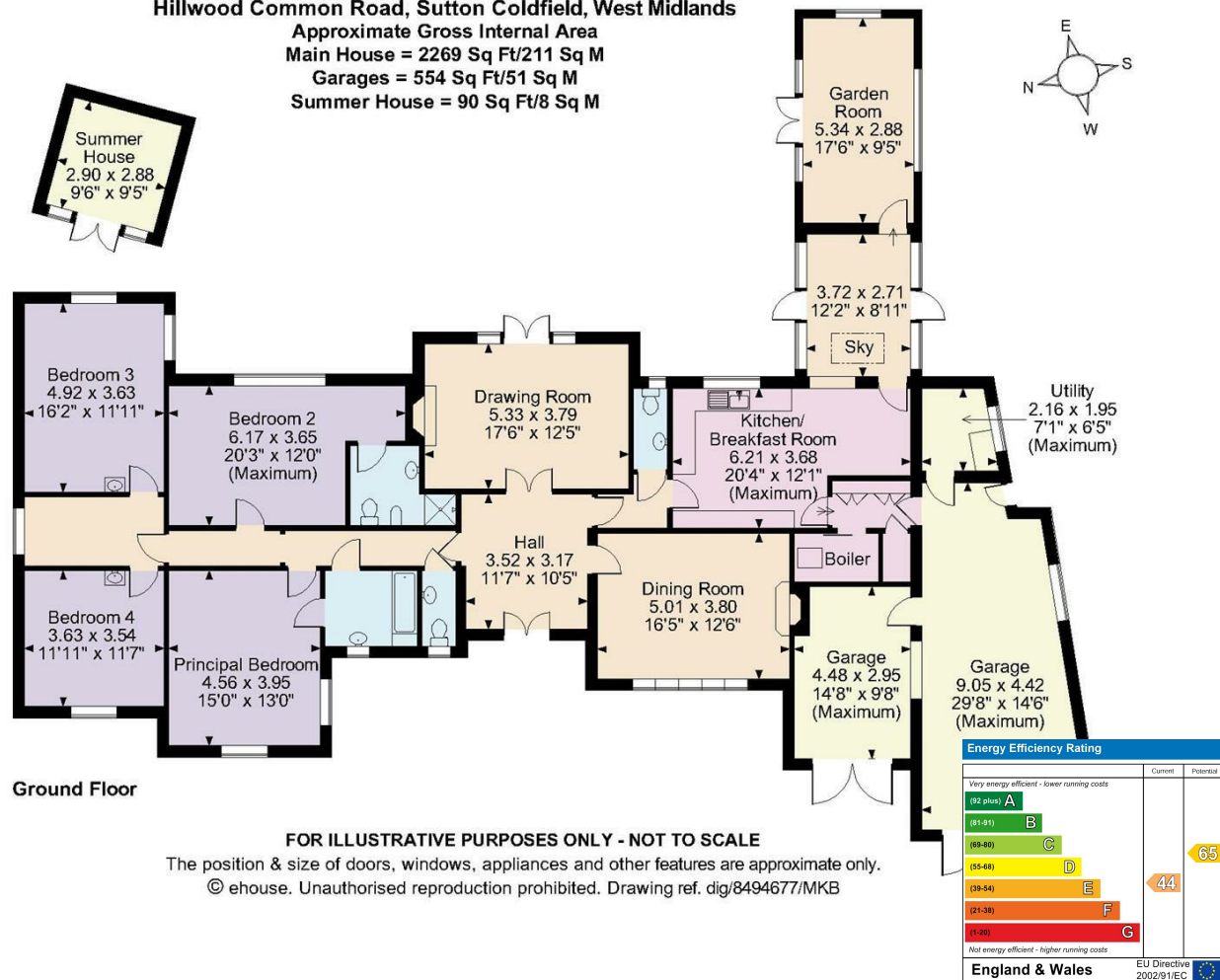
Hillwood Common Road, Sutton Coldfield, West Midlands

Approximate Gross Internal Area

Main House = 2269 Sq Ft/211 Sq M

Garages = 554 Sq Ft/51 Sq M

Summer House = 90 Sq Ft/8 Sq M



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