

10 ROUGHLEY DRIVE
SUTTON COLDFIELD
B75 6PN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A charming four-bedroom detached home in a sought-after location, offering plenty of space for occupants and close to local amenities.

ACCOMMODATION

Ground Floor:

Entrance hall

Kitchen/dining room

Living room

Study

Utility room

Guest cloakroom with WC

First Floor:

Principal bedroom with ensuite

Three further double bedrooms

Family bathroom

Garden and Grounds:

Summer house

Landscaped rear south facing garden with patio area

Shed to rear garden

Block paved drive with ample parking

Approximate Gross Internal Area: 1,778 Sq Ft (165 Sq M)

EPC Rating - TBC



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 sought-after area and within close proximity to a variety of nearby amenities. The area features local shops, supermarkets, and a selection of dining options, ensuring that daily necessities and leisure activities are easily accessible. Mere Green shopping area, with its array of boutiques, cafes, and restaurants, is just a short drive away, providing further convenience and variety for residents.

Families with children will appreciate the proximity to several reputable schools, including Arthur Terry School, Mere Green Primary School and Four Oaks Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Park, one of Europe's largest urban parks, is just a short distance away, offering vast green spaces, scenic walking trails, and various outdoor activities such as cycling, horse riding, and picnicking. For those who enjoy golfing, Little Aston Golf Club provides a prestigious course set amidst beautiful surroundings.

Transport links are excellent, with easy access to major roadways such as the A38 and M6 Toll, facilitating convenient travel to Birmingham city centre and other surrounding areas. Four Oaks train station is within walking distance and offers reliable and efficient rail services, ensuring hassle-free commuting for work or leisure.

Description of Property

Step into the entrance hallway, where tiled flooring and neutral tones set the tone for the remainder of the house, providing access to the reception rooms.

On the right, you'll find the study, which overlooks the front garden. It's a great space for working from home or can be used as a playroom, depending on the occupants' needs.

On the left of the entrance is the living room, a large through room with ample natural light streaming through the bay window overlooking the front, and French doors leading into the kitchen/dining area and out to the garden patio. The living room features a central log burner fireplace for cosy evenings and offers ample room for occupants.

Through the double doors of the living room or via the hallway you enter the open-plan kitchen/dining room, bathed in light from the French doors leading out to the patio. There is enough space for a dining table to enjoy meals with family. The kitchen

offers ample storage with white cabinetry and oak worktops. The large central island, offers a modern contrast with grey cabinets and a white quartz worktop, providing additional prep space.

Off the kitchen is the utility room, housing the washing machine and tumble dryer, making it a perfect space for laundry and leading into the guest cloakroom with a WC and sink for added convenience.

Moving up to the first-floor landing, there are four good-sized double rooms, all providing ample space for occupants to enjoy and offering views of either the front or rear garden. Bedroom 1 has the added convenience of a spacious ensuite with a walk-in shower, WC, and sink.

The family bathroom is a true haven for relaxation, featuring a sky light, double ended bathtub, shower cubicle, WC, and sink.

Gardens and Grounds

You enter the property via a welcoming block paved driveway, offering plenty of parking space for you and your guests.

Moving to the rear south facing garden, you'll find a well-maintained lawn that stretches back, providing ample space for various activities. The garden is surrounded by lush hedging and shrubs, adding to the tranquil atmosphere.

Directions from Aston Knowles

From the agents' office, turn right onto High Street/A5127, turn right onto Little Sutton Ln, turn right onto Little Sutton Rd/B4151, turn left onto Roughley Dr and the property will be on your left.

Distances

Little Aston Golf Club - 2.7 miles
Four Oaks Train Station - 0.6 miles
Sutton Park - 1.3 miles
Sutton Coldfield - 1.3 miles
Lichfield - 7.6 miles
Birmingham - 8.9 miles
Birmingham International/NEC - 13.1 miles
M6 Toll - 9.4 miles
M6 - 10.6 miles
M42 - 14.3 miles

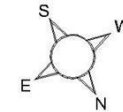
(Distances approximate)

Terms

Tenure: Freehold



Roughley Drive, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1701 Sq Ft/158 Sq M
Summer House = 77 Sq Ft/7 Sq M
Total = 1778 Sq Ft/165 Sq M



Local Authority: Birmingham City Council
 Tax Band: E

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.

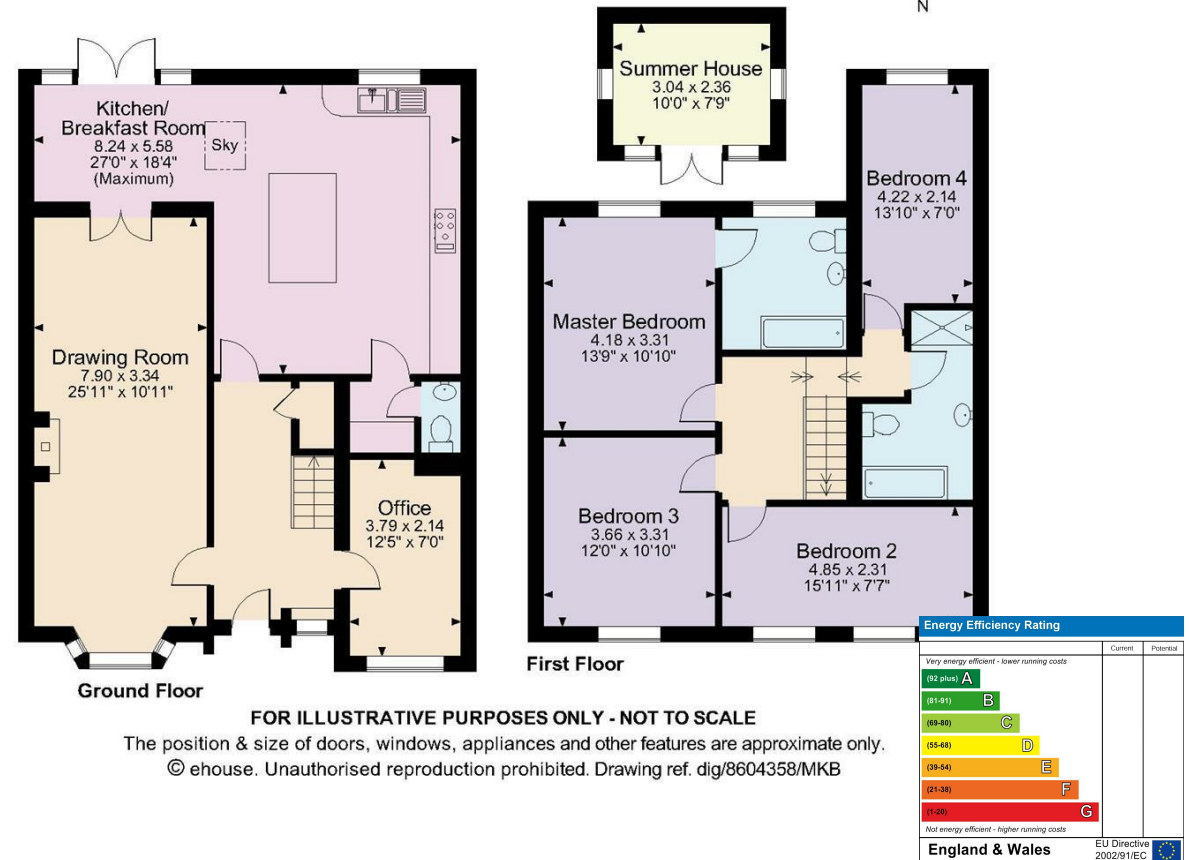
Services

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: June 2024
 Particulars prepared: June 2024



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.