

IVY COTTAGE WHITEHOUSE COMMON ROAD
SUTTON COLDFIELD
B75 6EH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Experience the charm of this detached four-bedroom family home. Nestled in a highly sought-after location, with stunning gardens that overlook the countryside.

Current planning permission in place for an extension (expires later this year).

ACCOMMODATION

Ground Floor:

Entrance hall
Kitchen/breakfast Room
Shower room
Drawing room
Dining room
Study
Utility room

First Floor:

Principal bedroom with balcony & ensuite
Bedroom two with ensuite
Two further bedrooms
Family bathroom

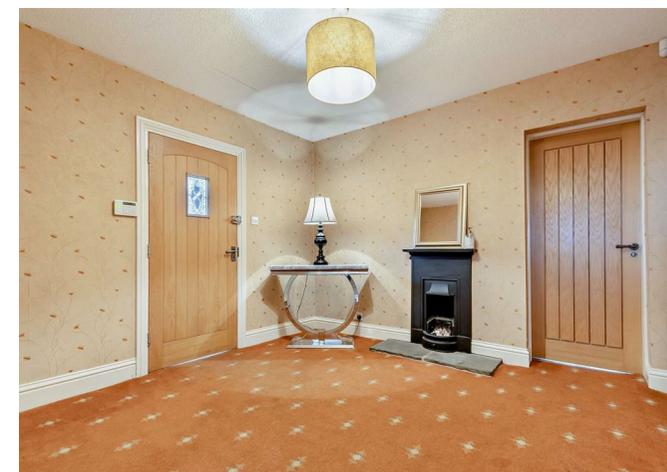
Garden and Grounds:

Landscaped rear garden
Ample off-road parking to front
Detached double garage
Electric double gates to the rear garden

Approx Gross Internal Floor Area: 2,793 sqft (259 sqm)

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

Residents of Whitehouse Common Road enjoy proximity to a range of amenities, including local shops, supermarkets, and a variety of dining options, all within easy reach. The nearby Good Hope Hospital adds to the convenience, ensuring essential healthcare services are close at hand. Sutton Coldfield town centre, with its comprehensive shopping, dining, and entertainment facilities, is just a short drive away.

For families with children, the area boasts several reputable schools. Whitehouse Common Primary School and The Arthur Terry School are highly regarded for their strong academic performance and supportive environments, making this location ideal for educational opportunities. 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 located nearby. The park offers vast green spaces, scenic walking trails, and a variety of outdoor activities such as cycling, horseback riding, and picnicking. Additionally, local leisure centres and sports facilities provide ample opportunities for fitness and recreation.

Transport links are excellent, with easy access to major roadways such as the A38 and M6, facilitating convenient travel to Birmingham city centre and other surrounding areas. Sutton Coldfield and Four Oaks train stations provide reliable and efficient rail services, ensuring hassle-free commuting for work or leisure.

Description of Property

As you enter through the porch, you are welcomed into the entrance hallway, which provides access to the drawing room and the kitchen/breakfast room. Stairs lead up to the first-floor landing, and the hallway also offers access to the ground-floor shower room, complete with a WC and sink for the convenience of both occupants and guests.

The drawing room, located on the left, is a spacious through room filled with natural light from the window overlooking the front gardens and large bifolding doors at the rear, which open onto the patio area. This room features a central fireplace, perfect for cosy evenings with family. Double doors from this room lead to the dining room.

The dining room is a generous space with bifolding doors to the patio area, seamlessly blending indoor and outdoor living. This room flows beautifully into the kitchen/breakfast room and provides direct access into the study.

The study overlooks the rear gardens and countryside beyond, offering the perfect space to work from home. This versatile room can also be used as a playroom depending on the occupants' needs.

The kitchen/breakfast room offers ample storage and worktop space, with a central island adding character to the space. Integrated appliances include an oven, dishwasher, gas hob with overhead extractor, and freezer. The brick edging complements the light tiled flooring and dark worktops perfectly.

Accessed via the kitchen, the utility room is a practical addition for laundry and storage needs, featuring a sink and space for a washing machine and tumble dryer.

Moving up to the first-floor landing, you will find access to the bedrooms and the family bathroom. The landing overlooks the drawing room below. The family bathroom, located on the right as you ascend the stairs, features a jacuzzi bathtub, WC, and sink.

The principal bedroom and bedroom 2 both benefit from having their own ensembles, each with a walk-in shower, WC, sink, and bathtub. Bedroom 2 has the bathtub within the bedroom itself. The principal bedroom has the added luxury of a balcony overlooking the beautiful countryside and rear garden.

Bedrooms 3 and 4 are both generously sized double rooms. Bedroom 3 is situated at the front of the property, while bedroom 4 overlooks the rear gardens and includes a convenient sink within the room.

Garden and Grounds

You enter the property via a welcoming tarmac driveway, offering plenty of parking space for you and your guests. The drive and home are embraced by a charming hedge border, providing a sense of privacy and seclusion.

Moving to the rear garden, you'll find a beautifully maintained lawn that stretches far back, providing ample space for various activities. The garden is surrounded by lush hedging, and a mature tree at the far end adds to the tranquil atmosphere.

The garden offers lovely views of the countryside beyond, creating a serene and private retreat. A delightful patio area, complete with a small BBQ shelter, invites you to enjoy alfresco dining with family and friends during the warm summer months. Electric double gates provide vehicular access from Tamworth Road to the rear garden.

Please note: The garage up-and-over door is currently not functioning and has been boarded up internally, converting the garage into a room. Access to this space is available from the rear garden.

Directions from Aston Knowles

From the agents' office, turn right onto High Street/A5127, turn right onto Tamworth Rd/A453, turn right onto Whitehouse Common Rd/B4148 and the property will be on your left.

Distances

Four Oaks Train Station - 1.0 miles
Sutton Park - 2.2 miles
Sutton Coldfield - 1.0 miles
Lichfield - 8.8 miles
Birmingham - 8.6 miles
Birmingham International/NEC - 11.9 miles
M6 Toll - 7.8 miles
M6 - 5.9 miles
M42 - 10.4 miles

(Distances approximate)

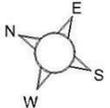
Terms

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

VIEWINGS: All viewings are strictly by prior appointment with agents Aston



Ivy Cottage, Whitehouse Common Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2489 Sq Ft/231 Sq M
Garage = 304 Sq Ft/28 Sq M
Balcony external area = 32 Sq Ft/3 Sq M
Total = 2793 Sq Ft/259 Sq M



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.

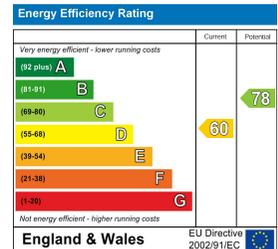
Disclaimer

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: May 2024
 Particulars prepared: June 2024



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