

6 RICHMOND ROAD
SUTTON COLDFIELD
B73 6BJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A pristine five-bedroom detached residence offering ample space and featuring a large garden, all within walking distance to Sutton Park.

ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Drawing room

Kitchen/snug

Dining room

Utility room

First Floor:

Landing

Bedroom 1 with dressing room

Three further bedrooms

Family bathroom

Second Floor:

Landing

Bedroom 5

Ensuite

Garden and Grounds:

Driveway for parking

Maintained lawns to rear garden with patio area

Approximate Gross Internal Area: 2,201 sq ft (204 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

The property is situated in the well-regarded area of Sutton Coldfield. The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, lies about 6 miles from Birmingham. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses.

Sutton Coldfield provides an excellent place to shop and relax, schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Plantsbrook secondary. Purchasers are advised to check with the Council for up-to-date information on school catchment areas

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property

Upon entering through the porch, you step into a reception hallway that provides access to the reception room and the first-floor landing. Conveniently located here is a guest WC and useful understairs storage.

To the right of the hallway, you'll find the spacious drawing room, which is a dual-aspect room flooded with natural light from its large front-facing window and French doors leading to the rear patio. The focal point of this room is the central fireplace, creating a cosy atmosphere, perfect for evenings.

On the left side of the hallway lies the heart of the home: an expansive open plan kitchen/snug/dining room. This versatile space offers plenty of room for families to enjoy, with a dedicated dining area, featuring a large bay window overlooking the front. The snug area provides a comfortable spot to relax and entertain, also benefiting from a bay window view. The kitchen area is well-appointed with beautiful white floor and wall cabinetry, complemented by white countertops contrasting with hardwood floors. A peninsula offers additional meal preparation space and seating, with sliding doors leading out to the patio area, seamlessly blending indoor and outdoor living.

Adjacent to the kitchen is the utility room, conveniently connecting to it and housing the washing machine, tumble dryer, sink, and storage for laundry needs.

Moving up to the first-floor landing, you are greeted by a bright space that leads to the bedrooms and family bathroom. The family bathroom is generously sized and includes a bath, WC, sink, and separate shower.

The principal bedroom is located to the right of the stairs on the first floor, featuring fitted wardrobes and its own dressing room, providing ample storage space. Additional loft storage is accessible from this room.

Bedroom 2 is situated on the left side of the landing and is a through bedroom with views to both the front and rear via a Juliet balcony, offering plenty of space for occupants.

Bedrooms 3 and 4 are adjacent to each other, with Bedroom 3 boasting its own wardrobe and a large bay window overlooking the front gardens. Bedroom 4 is currently used as a dressing room but can easily function as a double bedroom.

Moving up to the second floor, you'll find the fifth bedroom, complete with its own ensuite bathroom featuring a shower, WC, and sink. This room is generously sized and benefits from three skylights that flood the space with natural light.

Gardens and Grounds

As you approach the property, you are greeted by a driveway that offers parking space for several cars. There is covered access from both sides of the property that lead to the rear garden for convenience.

The rear garden is well maintained and primarily laid to lawn, with mature trees and hedging surrounding the garden for added privacy. The garden also features a paved patio area, perfect for alfresco dining with family and friends.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5127, turn left onto King Edward Square, slight right onto Upper Clifton Rd, at the roundabout take the 3rd exit onto Park Rd, turn right onto Tudor Hill, slight right onto Richmond Rd and the property will be on your right.

Distances

Sutton Park - 0.2 miles
Sutton Coldfield - 0.7 miles
Four Oaks Train Station - 0.9 miles
Lichfield - 8.9 miles
Birmingham - 7.4 miles
Birmingham International/NEC - 11.8 miles





M6 - 9.2 miles
M6 Toll - 7.9 miles
M42 - 10.3 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: G
Average area broadband: 150 Mbps

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

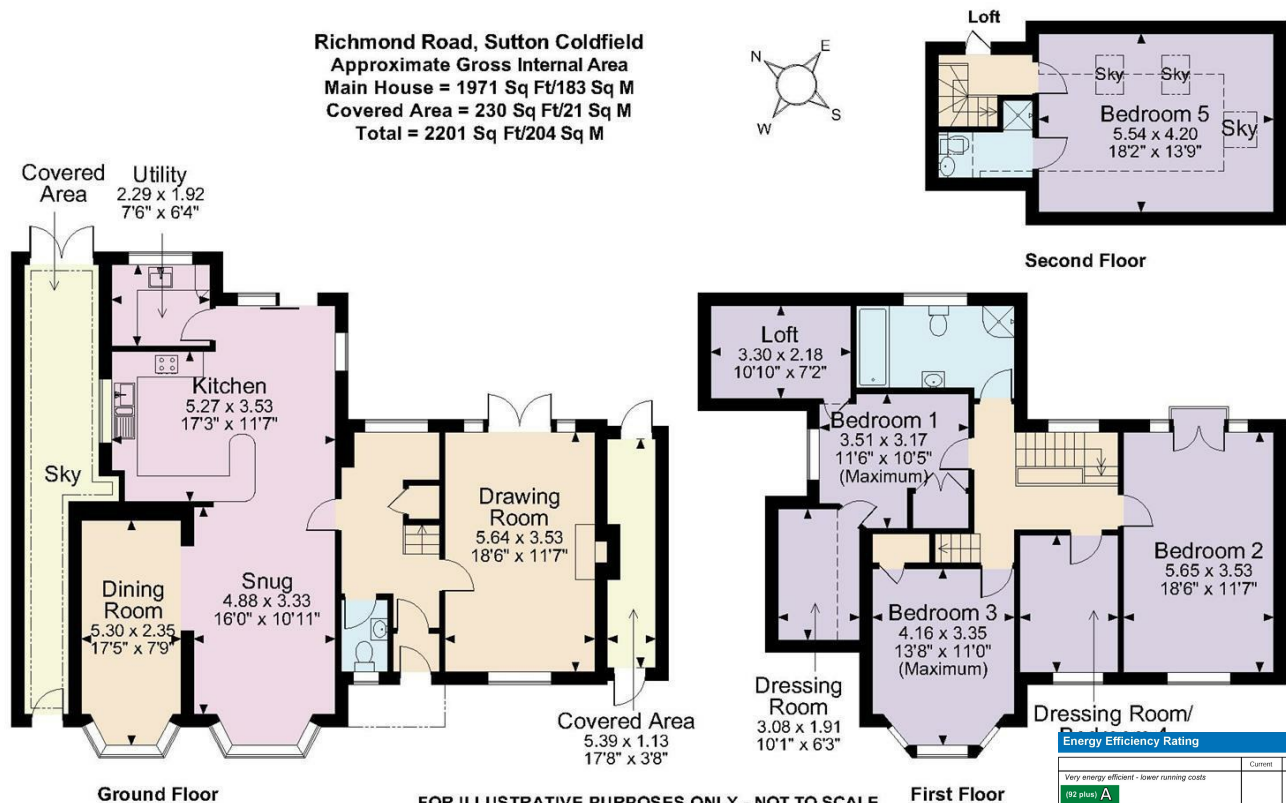
We understand that mains water, gas and electricity are connected.

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.

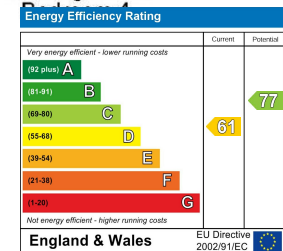
Photographs taken: July 2024
Particulars prepared: July 2024

Richmond Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1971 Sq Ft/183 Sq M
Covered Area = 230 Sq Ft/21 Sq M
Total = 2201 Sq Ft/204 Sq M



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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