

CLOCK COTTAGE OX LEYS ROAD  
WISHAW  
SUTTON COLDFIELD  
B76 9PG

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A delightful two-bedroom property set in a stunning rural location on the edge of Wishaw featuring stunning views.

## ACCOMMODATION

Ground Floor: reception hallway, sitting room, kitchen/breakfast room, guest cloakroom.

First Floor: landing with study area, two bedrooms, family shower room.

Gardens and Grounds: off-road parking, lawned garden area.

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.

### Distances

Sutton Coldfield town centre 4 miles  
Lichfield 11.7 miles  
Birmingham 8.2 miles  
M6 Toll (T3) 3.3 miles  
M6 (J6) 5.4 miles  
M42 (J9) 2.4 miles  
Birmingham International/NEC 9.9 miles  
(Distances approximate)

### Situation

The property is set in a delightful rural location on the edge of Wishaw. The village of Wishaw enjoys an idyllic rural location whilst being within easy reach of major motorway connections including the M42, M6 and M6 Toll.

Also nearby is Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf. The Belfry Hotel and Golf Course is also within a 2-minute drive away.

Sutton Coldfield is within a 10 minutes' drive away and provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the council for up to date school catchment areas.

### Description of Property

#### GUIDE PRICE INCLUSIVE OF BROADBAND & SKY

This beautifully presented property offers a wonderful rural respite with stunning views over open fields. The property is accessed from the gravel driveway leading up to the delightful mintgreen doorway opening up into the reception hallway with guest cloakroom leading off. From here the hallway leads to the sitting room. From here the stairway leads up to the first-floor accommodation. A door leads out to the front of the property. The kitchen is located on the opposite side of the hallway and features a modern range of white wall and floor units complemented by black high-gloss

worktops. A kitchen island offers additional work- and storage space as well as a dining area. The kitchen features various high-quality appliances including a large induction hob/cooker with extractor above, integrated dishwasher and washer/dryer, microwave, toaster, and kettle.

The first-floor accommodation consists of a landing with study area, two bedrooms, and a shower room with modern suite.

### Gardens and Grounds

The property has the benefit of off-road parking on the gravel driveway and the use of a lawned garden area with wonderful views.

### Services

We understand that mains water, drainage, and electricity is connected.

### Directions

From the A5127 in Sutton Coldfield turn left onto Coleshill Street. At the traffic lights turn left on to Coleshill Road. Follow the road around a slight left bend onto Reddicap Road and follow on to Ox Leys Road. The property is located on the left-hand side after the left turn onto Holly Lane and before the right turn onto Grove Lane.

### Terms

Tenure: Freehold  
Local authority: Birmingham City Council  
Tax band: A

### Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles on 0121 362 7878.

### Disclaimer - Important Notice

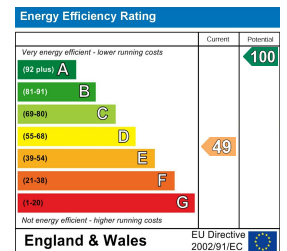
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Photographs taken November 2020  
Particulars prepared November 2020



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