

2 PARK RIDGE MIDLAND ROAD  
SUTTON COLDFIELD  
B74 2PU

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

This four-bedroom detached family home exudes elegance and offers an abundance of space for families to enjoy. Situated in close proximity to the vibrant amenities of Mere Green and the natural beauty of Sutton Park.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Dining room

Drawing room

Kitchen

Utility room

First Floor:

Landing

Three bedrooms

Family bathroom

Second Floor:

Bedroom 2 with ensuite

Garden and Grounds:

Two storey detached garage

Games room

Gated private entry

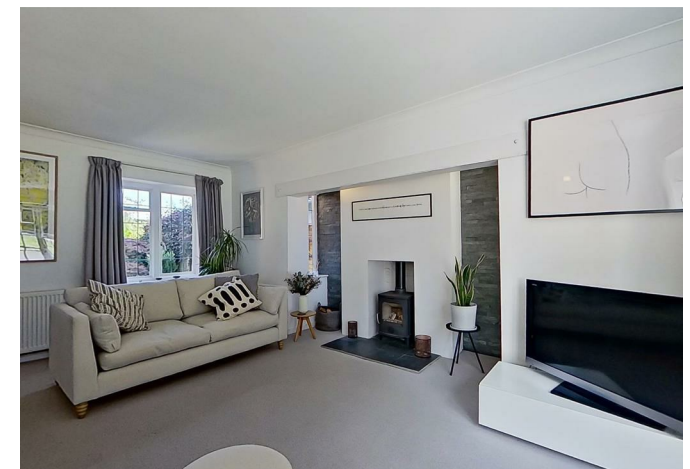
Maintained laid to lawn garden with patio area

Block paved driveway to rear garden with ample parking

Approximate Gross Internal Area: 2,266 Sq Ft (210 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

Situated in a sought-after location. Everyday amenities can be found in nearby Mere Green, where M&S and Sainsbury's supermarkets are situated together with an array of restaurants and coffee shops in the recently developed Mulberry Walk.

Sutton Coldfield town centre is nearby, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park which can be accessed from Mulroy Road, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

In walking distance of the house is Sutton Coldfield train station. It is situated on the Redditch/Bromsgrove-Birmingham New Street-Four Oaks-Lichfield Cross-City Line 7 + 1/2 miles northeast of Birmingham New Street. It also has fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Excellent schools within walking distance include Bishop Vesey's Grammar School, St Joseph's Primary School and Highclare School. King Edward VI School together with the QE and Birmingham University can all be accessed directly by train from Sutton Coldfield station. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

Upon stepping through the front door, you're greeted by a welcoming hallway adorned with neutral tones and hardwood flooring and sets the tone for the rest of the property, offering a warm and inviting atmosphere. Conveniently situated within the hallway, a guest WC provides added convenience for residents and visitors.

To the left of the hallway lies the expansive drawing room, a gracious space that stretches from the front to the back of the house. Offering views of both the front and rear gardens, this room serves as a focal point for family gatherings, with a central log fire.

Across the hallway, the dining room awaits, equally impressive in size and ambiance. With ample room for a formal dining table, this space is ideal for hosting meals with loved ones. A second log fire adds to the inviting atmosphere, while a clever cut-out provides a seamless connection to the adjacent kitchen, fostering an open plan feel.

Straight ahead, the kitchen beckons with its stunning design and abundance of natural light. Adorned with white cabinetry, complemented by hardwood flooring and natural white Quartz countertops. High ceilings and a skylight further enhance the sense of space, while a suite of modern appliances ensures convenience. It also benefits from direct access to the gardens.

Adjacent to the kitchen, the utility room provides a practical space for laundry tasks, complete with storage solutions and a handy sink for added convenience.

Ascending to the first floor, a spacious landing area grants access to the bedrooms and family bathroom. An airing cupboard offers additional storage space. The family bathroom boasts luxurious amenities, including a bathtub, walk-in shower, floating sink, and WC.

The principal bedroom, located to the left of the landing, boasts generous proportions and dual-aspect views of the front and rear gardens and fitted wardrobes provide ample storage.

Bedrooms 3 and 4, situated on the right side of the landing, offer comfortable accommodations with versatile usage options with Bedroom 4, currently being utilised as a study. Bedroom 3 also benefits from fitted wardrobes.

Ascending to the second floor, you're greeted by the inviting bedroom 2, which basks in natural light pouring in through the dormer window, offering captivating views of Sutton Park. A Velux Skylight further enhances the airy ambiance of the room. This charming space is complemented by its own ensuite bathroom, meticulously designed with a walk-in shower, WC, and sink.

## Gardens and Grounds

As you approach the gate, the block-paved driveway invites you into the rear of the property, where you'll find the detached two-story garage - an invaluable addition providing both parking space and storage solutions.

Adjacent to the garage lies the separate games room, offering ample space for entertaining guests. Inside, a cosy seating area surrounds a log fire, creating a welcoming atmosphere for gatherings and relaxation. This space also makes an ideal home office and is the perfect spot to work from home.

Moving towards the front of the property, you'll discover the meticulously maintained garden, bordered by mature trees, shrubs, and hedgerows. The lush lawn provides an inviting space for outdoor activities, while offering a sense of tranquillity and seclusion. A charming patio area awaits, providing the perfect setting for alfresco dining and socialising with family and friends during the warmer months. Throughout the garden, there are three distinct areas designed for relaxation and socializing, each offering its own charm.

## Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5127, turn left onto Anchorage Rd, slight right onto Mulroy Rd and continue straight onto Midland Rd, turn right onto Park Ridge and the property will be on your right.

## Distances

Mere Green - 1.7 miles  
Sutton Park - 1.6 miles  
Four Oaks Train Station - 0.6 miles  
Sutton Coldfield - 0.5 miles  
Lichfield - 8.7 miles  
Birmingham - 8.2 miles  
Birmingham International/NEC - 12.6 miles  
M6 - 5.4 miles  
M6 Toll - 8.5 miles  
M42 - 11.1 miles

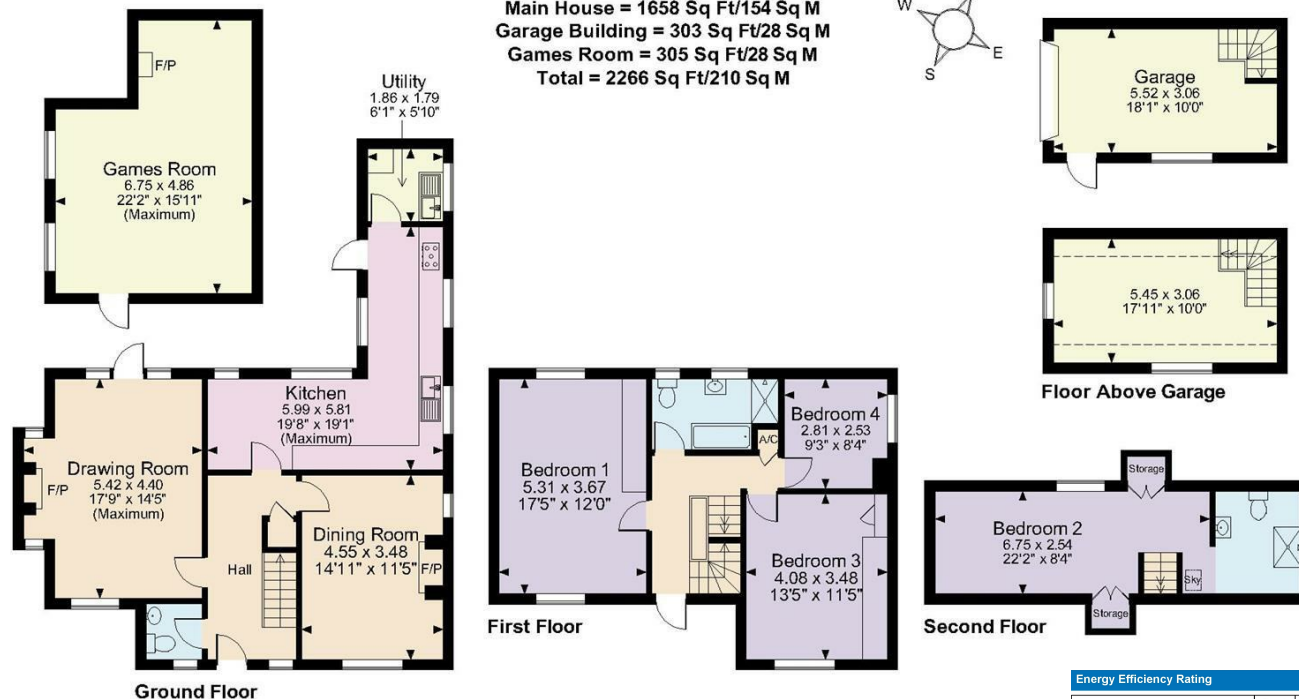
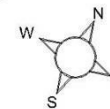
(Distances approximate)

## Terms

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



**Park Ridge, Midland Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1658 Sq Ft/154 Sq M**  
**Garage Building = 303 Sq Ft/28 Sq M**  
**Games Room = 305 Sq Ft/28 Sq M**  
**Total = 2266 Sq Ft/210 Sq M**



**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: May 2024  
 Particulars prepared: May 2024

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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