

7 BOULTBEE ROAD
SUTTON COLDFIELD
B72 1DW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled in the highly regarded area of Wylde Green, this executive-style detached home features four bedrooms. It offers buyers the opportunity to personalise and improve the property to their own taste.

ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Dining room

Drawing room

Kitchen/breakfast room

Utility room

First Floor:

Landing

Principal bedroom with ensuite

Three further bedrooms

Family bathroom

Separate WC

Garden and Grounds:

Integrated single garage

Additional single garage

Fore garden with two drives

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 2,260 sq ft (210 sq m)

EPC Rating: F

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

Boulton Road is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and close to Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park and Chester Road train station.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Wylde Green Primary School, Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. Purchasers are advised to check with the council for up-to-date catchment areas.

Description of Property

Internally, the home features an enclosed porch and entrance hall, offering access to the reception rooms and stairs to the first-floor landing. The entrance hall also provides convenient access to the guest WC, a practical feature for both guests and residents.

To the left, you'll find a very large drawing room with patio doors leading out to the patio area. This space offers wonderful views of both the front and rear gardens, perfect for indoor and outdoor enjoyment. There is plenty of room for occupants to relax and entertain.

On the right is the dining room, which benefits from large windows to the front and side, filling the space with natural light. This room is ideal for formal dining with family and friends but can also be used as an additional sitting room, depending on the occupants' needs.

Moving along, you'll reach the extended kitchen/breakfast room. This large kitchen features base and eye-level cupboards, a double-glazed window overlooking the gardens, and ample natural light. Appliances include a four-ring electric oven with an extractor fan and a double oven/grill combination. The dining area at the rear provides space for a table and chairs.

The utility room, accessible via the kitchen, houses the washing machine and tumble dryer and offers access to the side veranda, leading to both the rear and front gardens.

On the first floor, the landing grants access to the bedrooms, the family bathroom, and a separate WC. The bathroom is designed with a striking marble effect suite, including a bathtub with an overhead shower and a sink. There is a separate WC next to the family bathroom.

The master bedroom overlooks both the front and rear gardens, allowing ample natural light. It features a full en-suite bathroom with a bath, WC, sink, and shower cubicle.

Bedrooms 2 and 3 are both double rooms overlooking the front gardens, each equipped with fitted furniture to meet the occupants' storage needs and providing ample space.

Bedroom 4 overlooks the rear garden and is located next to the master bedroom. This room is also a good-sized double room.

Garden and Grounds

Access to the property is via a deep fore garden featuring a bordered lawn and driveways on either side, each leading to a garage. Both garages have double doors, providing ample parking or storage space for occupants. Additionally, the second garage benefits access to the side veranda.

To the rear, there is an enviable garden that perfectly complements this expansive family home. The garden boasts a charming brick-blocked patio leading to a large lawn, surrounded by planted beds filled with a variety of flowering and verdant shrubs. This outdoor space offers plenty of room for activities and alfresco dining.

Directions from Aston Knowles

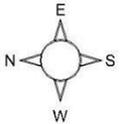
From the agents' High Street office, go straight down Mill St/A5127, slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn left onto Greenhill Rd, turn right onto Beech Hill Rd, turn right onto Boulton Rd and the property will be on your left.

Distances

Sutton Coldfield - 2.6 miles
Sutton Park - 1.9 miles
Wylde Green - 0.3 miles
Lichfield - 10.7 miles
Birmingham - 5.4 miles
Birmingham International/NEC - 9.5 miles



Boulbee Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1923 Sq Ft/179 Sq M
Garages = 337 Sq Ft/31 Sq M
Total = 2260 Sq Ft/210 Sq M



M6 - 3.7 miles
M6 Toll - 6.4 miles
M42 - 7.9 miles

(Distances approximate)

Terms

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

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.

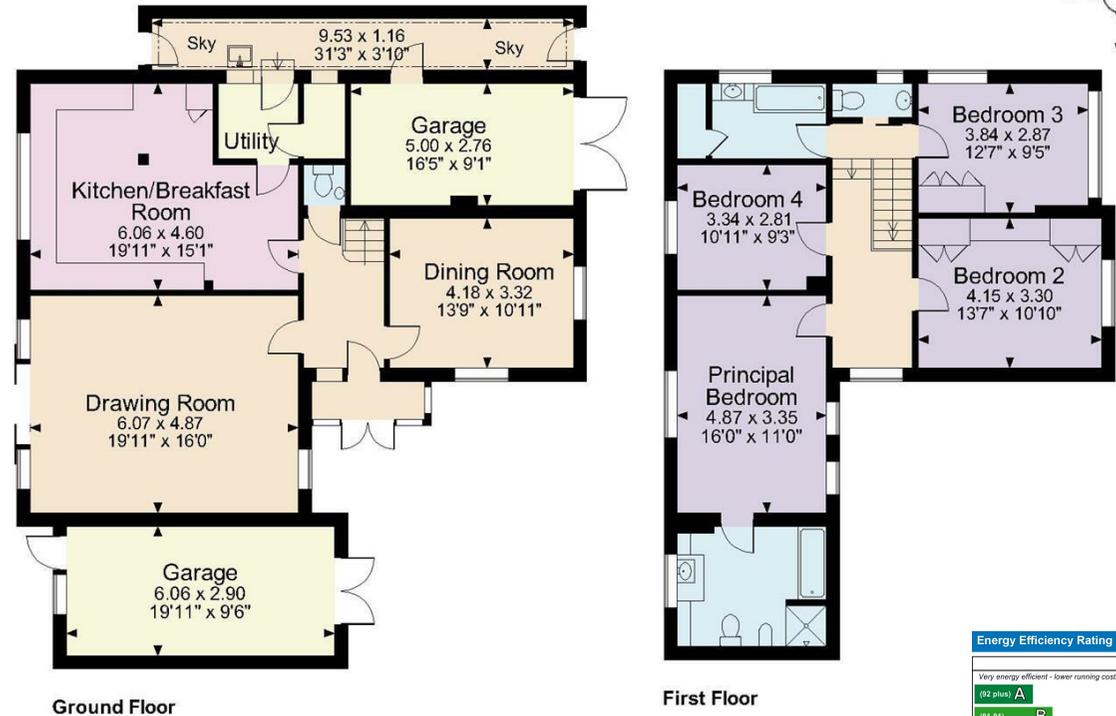
Services

We understand that mains water, drainage, 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

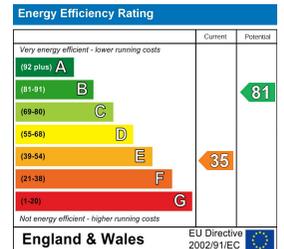


Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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