

5B MANOR DRIVE
SUTTON COLDFIELD
B73 6ER


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled in a highly coveted area, this exquisite five-bedroom property promises an exceptional living experience for families seeking ample space and comfort.

Ground Floor:

Entrance hallway
Sitting room
Study/dining room
Guest cloakroom with WC
Kitchen/breakfast room
Utility room

First Floor:

Landing hallway
Four bedrooms
Two ensuites and one inter-connecting ensuite

Second Floor:

Landing hallway
Gym room
Bedroom five with ensuite

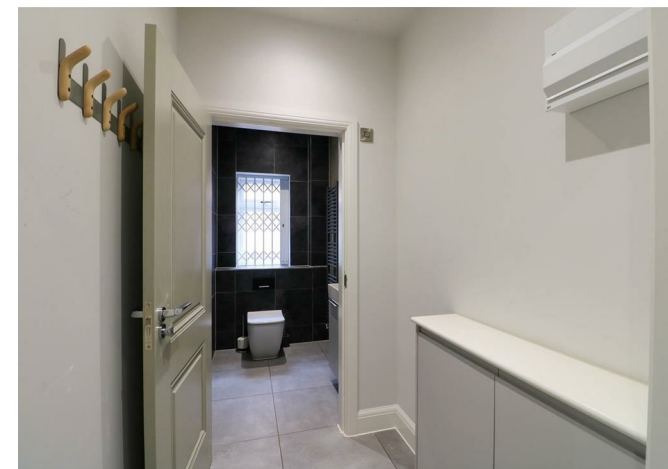
Garden and Grounds:

Block paved driveway
Double garage
Tiled patio area and laid to lawn rear garden

Approximate gross internal floor area: 3099 sqft (288 sqm)

EPC Rating: B

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 Maney area of central Sutton Coldfield. The property is within short walking distance from Sutton Coldfield train station, town centre, many restaurants, Sutton Park and Wyndley leisure centre.

The town of Sutton Coldfield provides an excellent choice of schooling including Moor Hall primary school, Little Sutton primary school, Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School and Plantsbrook High School. (Purchasers are advised to check with the Council for an up-to-date information on school catchment areas).

Sutton Park, one of the largest urban parks in Europe, is nearby and provides abundant recreational opportunities for residents. The park spans over 2,400 acres and offers woodlands, lakes, heathlands, and open spaces for walking, jogging, cycling, and various outdoor activities. It's a haven for nature enthusiasts and a great place for families to spend quality time.

The area benefits from excellent transport links, making it convenient for residents to commute nationwide. The area is well-connected by public transport, including bus services and nearby train stations. Additionally, there are several shopping centres, restaurants, and healthcare facilities within easy reach, ensuring that residents have access to essential amenities.

Description of Property

Upon entering the property through the Hormann front door, you step into the entrance hallway, adorned with tiled flooring giving a spacious feel. Here, you can easily access the reception rooms and ascend to the first-floor landing. For added convenience, the ground floor boasts a guest cloakroom, complete with a WC and sink.

To your left, double doors open into the sitting room, where herringbone-style wood flooring adds a touch of sophistication. A media wall with a built-in electric fire creates the perfect ambiance for family nights in, offering warmth and comfort during colder evenings.

The dining room, provides a versatile space, whether it's a formal dining area for gatherings or a quiet study for productivity, this room delivers on all fronts, enhancing the functionality of the home.

Straight ahead, an open-plan kitchen/breakfast room awaits, generously designed to cater to the demands of modern living. The kitchen showcases a large island and abundance of cabinetry, providing ample storage space for all your culinary needs. The exquisite contrast between the dark cabinets and the white worktops creates a great visual impact, perfectly complementing the tiled flooring. Additionally, the kitchen's layout allows for an additional dining area, perfect for casual family meals or gatherings. The patio doors leading to the garden allows the fresh air and natural light to infuse the space.

Adjacent to the kitchen, you'll find the utility room. With its dedicated space for a washing machine and cleverly integrated storage solutions, the utility room adds practicality and order to your daily chores. The utility room also provides access to the side of the home.

As you ascend to the first floor, the plush carpeting creates a warm and inviting atmosphere. The well-lit landing grants access to the bedrooms and the second floor.

The principal bedroom, exudes sophistication and space. It boasts a dedicated dressing room, designed to cater to your storage needs. The ensuite bathroom features a bath, a separate shower, a WC, and a sink.

The second bedroom continues to impress with its own ensuite, equipped with a shower, WC, and sink. With its spaciousness and privacy, this room is perfect for family members or guests.

Bedrooms three and four offer an inter-connecting ensuite with his and her sinks, a shower cubicle, and a WC. Both bedrooms are generously sized, promising a comfortable and private space for relaxation and rest.

Moving up to the second floor, you'll be greeted by another well-lit landing, leading to the gym room and the fifth bedroom. The gym room, with its skylights and open layout, offers a versatile space that can cater to your fitness or work needs. Alternatively, this room can serve as an additional bedroom or study, giving you the flexibility to adapt the space to suit your lifestyle.

The fifth bedroom features skylights that create an inviting atmosphere of natural light. As an added convenience, this room has its own ensuite with a shower, WC, and sink and a well proportioned dressing area.

Garden and Grounds

As you approach, you will be greeted by a beautifully designed block paved driveway, leading on to a detached double garage ideal for parking or storage. Secure gates to the side of the property provides access to the rear, ensuring both convenience and security.

Stepping into the rear of the property, you will find a well maintained lawn, providing ample room for a variety of outdoor activities. The patio area, a perfect spot for alfresco dining, wraps around the side of the property. The garden is enclosed by a charming fence and thoughtfully adorned with planted trees and hedges, enhancing its appeal. For ultimate privacy, mature trees stand tall behind the back fence, creating a serene and secluded atmosphere.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn left at the 1st cross street onto Mill Street/A5127, slight right onto Lower Queen Street/A5127, at the roundabout take the 1st exit onto Birmingham Road/A5127, turn right onto Farthing Lane/Manor Hill, turn right onto Manor Drive and the property will be on your left.

Distances

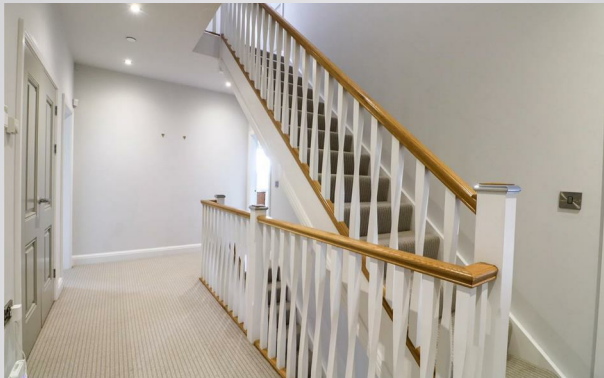
Sutton Coldfield - 1.3 miles
Birmingham - 6.7 miles
Lichfield - 10.4 miles
M6 Toll (T5) - 9.1 miles
M6 (T7) - 6.3 miles
M42 (J9) - 28.3 miles
Birmingham International/NEC - 15.9 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.



Manor Drive, Sutton Coldfield, West Midlands
Approximate Gross Internal Area
3099 Sq Ft/288 Sq M



Terms

Local authority: Birmingham
 Council Tax band: H
 EPC rating: B

Fixtures and fittings: All carpets, curtains and light fittings are included in the sale of the house.

Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

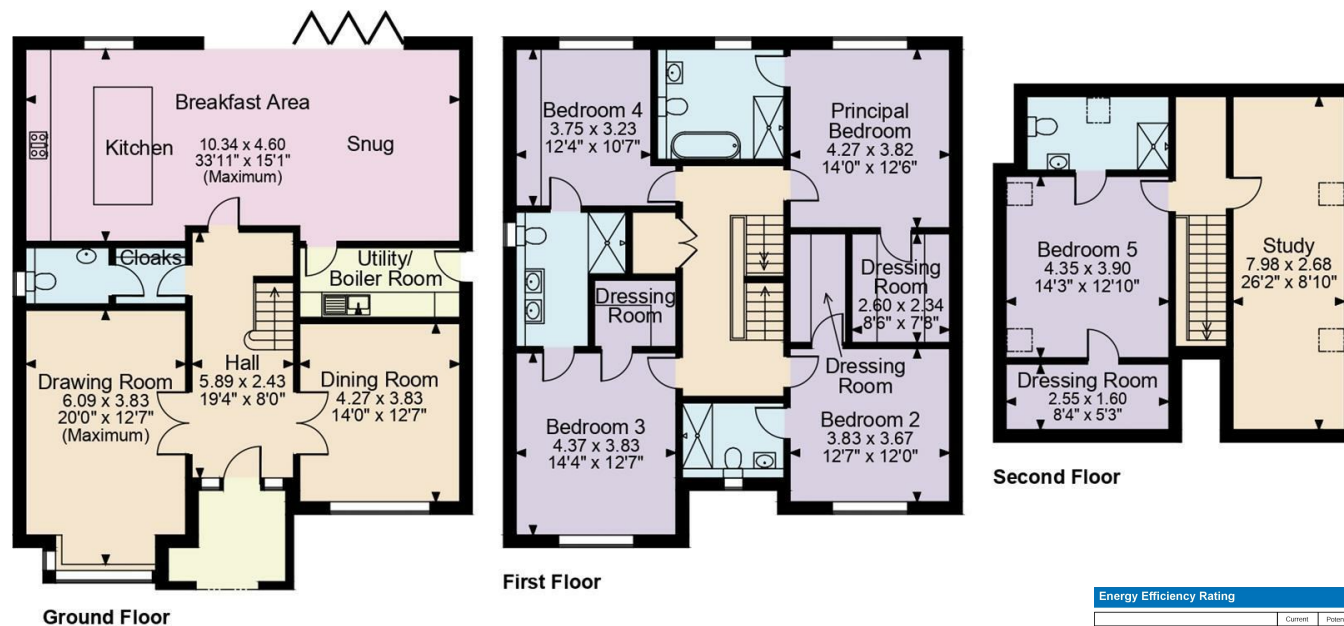
Services

We understand that mains water, gas, drainage 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 2023
 Particulars prepared: July 2023



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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