

MILLFORD HOUSE 4 TUDOR HILL
SUTTON COLDFIELD
B73 6BB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Welcome to this remarkable five-bedroom detached c.1800 Georgian house, perfectly situated in the heart of Sutton Coldfield, making it an ideal family home.

ACCOMMODATION

Ground Floor:

Entrance hallway
Guest WC with access to cellar
Drawing room
Study
Playroom
Cinema room
Open plan kitchen/dining/entertainment room
Boot room with guest WC
Laundry room

First Floor:

Landing
Principal bedroom with dressing room and ensuite
Bedroom 3 with ensuite
Two further bedrooms
Family bathroom

Second Floor:

Landing
Storeroom
Bedroom 2 with ensuite

Garden and Grounds:

Integral double garage
Gated in and out driveway with ample parking
Extensive lawns with patio area
Patio gazebo
Garden room with Hot Tub

Approximate Gross Internal Area: 4,596 Sq. Ft (427 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

Milford House is situated in a prestigious and sought-after area, offering a blend of serene residential living with convenient access to a variety of amenities. The locality is known for its leafy streets and proximity to green spaces, including the notable Sutton Park. This extensive park provides a multitude of leisure opportunities such as walking, jogging, cycling, and various outdoor sports. Additionally, the park features several playgrounds, picnic areas, and nature trails, making it a perfect spot for family outings and relaxation.

Sutton Coldfield town centre, just a short distance away, hosts the Gracechurch Shopping Centre, which offers a wide range of high-street retailers, boutique shops, cafes, and restaurants. Mere Green, another nearby shopping area, provides further options with its selection of independent stores, supermarkets, and eateries.

The area is also renowned for its excellent educational facilities. Among the top schools are Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Plantsbrook School and Moor Hall Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield railway station provides frequent services to Birmingham New Street. Road connections are excellent, with the nearby M6 and M42 motorways facilitating travel across the Midlands and beyond. For international travel, Birmingham Airport is within a reasonable driving distance.

Description of Property

This charming family home, set on a generous plot and elegantly positioned behind front gates, retains many original features and exudes timeless elegance. Recently extended and renovated to blend traditional features with contemporary styling. Sympathetic detailing includes sash windows, stone sills, high ceilings, ornate coving, taurus skirting boards and feature panelling. The light and airy porch leads into a hallway featuring tiled flooring and high ceilings, setting a majestic tone. The hallway provides access to reception rooms, a guest WC with access to the cellar, and direct access to the garden.

To the right, the spacious drawing room offers natural light through three large windows, giving views over the lower garden and the front of the property. A fireplace adds warmth and cosiness for evenings in.

Straight ahead is the study, an ideal space for working from home, with fitted furniture and views of the front landscaped gardens.

Further along, you'll find the cinema room, perfect for entertaining or family movie nights. Adjacent is the playroom, a versatile space that can serve as an additional sitting room.

The large open-plan kitchen and dining area form the heart of the home, boasting a sleek interior and meticulous attention to detail. Natural light pours in through the bifold doors, which open out to the patio for seamless indoor-outdoor living. The kitchen features light cabinetry with ample storage, a large central island with extra seating, and plenty of space for meal prep. There's also a cosy seating area with a low-level TV unit and a dining area that accommodates a large table.

Off the kitchen are the laundry room and boot room, which provide access to the guest WC and the outdoor patio area.

Ascending to the first floor, you'll find four spacious double bedrooms. The principal bedroom overlooks the gardens and includes a large dressing room with plenty of storage and an ensuite bathroom featuring a walk-in shower and his-and-her sinks.

Bedroom 3 also has its own ensuite with a standalone bathtub and separate shower. Bedrooms 4 and 5, located on either side of the family bathroom, overlook the front of the property and offer ample space.

The family bathroom is bright and spacious, with high ceilings, a white suite, his-and-her sinks, and a bathtub with an overhead shower.

On the second floor is Bedroom 2, a large space with fitted furniture, a skylight, and its own ensuite with a WC, sink, and shower cubicle. Additionally, there's a storeroom on this floor for further storage.

Garden and Grounds

Accessed through two large white gated entrances, framed by a brick wall and lush hedges for ultimate privacy. The gates open to a generous in-and-out driveway, offering ample parking for several vehicles. There is also a double garage, providing additional parking.

The rear garden is a true haven, featuring a lush patio area perfect for alfresco dining with family and friends. A charming wooden gazebo serves as an ideal spot for BBQs and relaxed seating. Further along, a tarmac patio currently serves as a basketball play area but would also be perfect for a children's play area, along with a lawn area that includes a built-in trampoline.

Down the steps from the patio area lies an additional well-maintained lawn, offering plenty of space for activities and relaxation on sunny days. This garden is meticulously cared for, ensuring a serene and inviting outdoor environments for all occasions. There is also a garden spa room which houses the hot tub.

Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5127, turn left onto King Edward Square, slight right onto Upper Clifton, at the roundabout take the 3rd exit onto Park Rd, turn right onto Tudor Hill and the property will be on your right.

Distances

Sutton Park - 0.1 miles
Mere Green - 1.8 miles
Sutton Coldfield Train Station - 0.2 miles
Four Oaks Train Station - 1.0 miles
Sutton Coldfield - 0.6 miles
Lichfield - 8.8 miles
Birmingham - 7.3 miles
M6 Toll - 7.8 miles
M6 - 9.1 miles
Birmingham International/NEC - 11.7 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

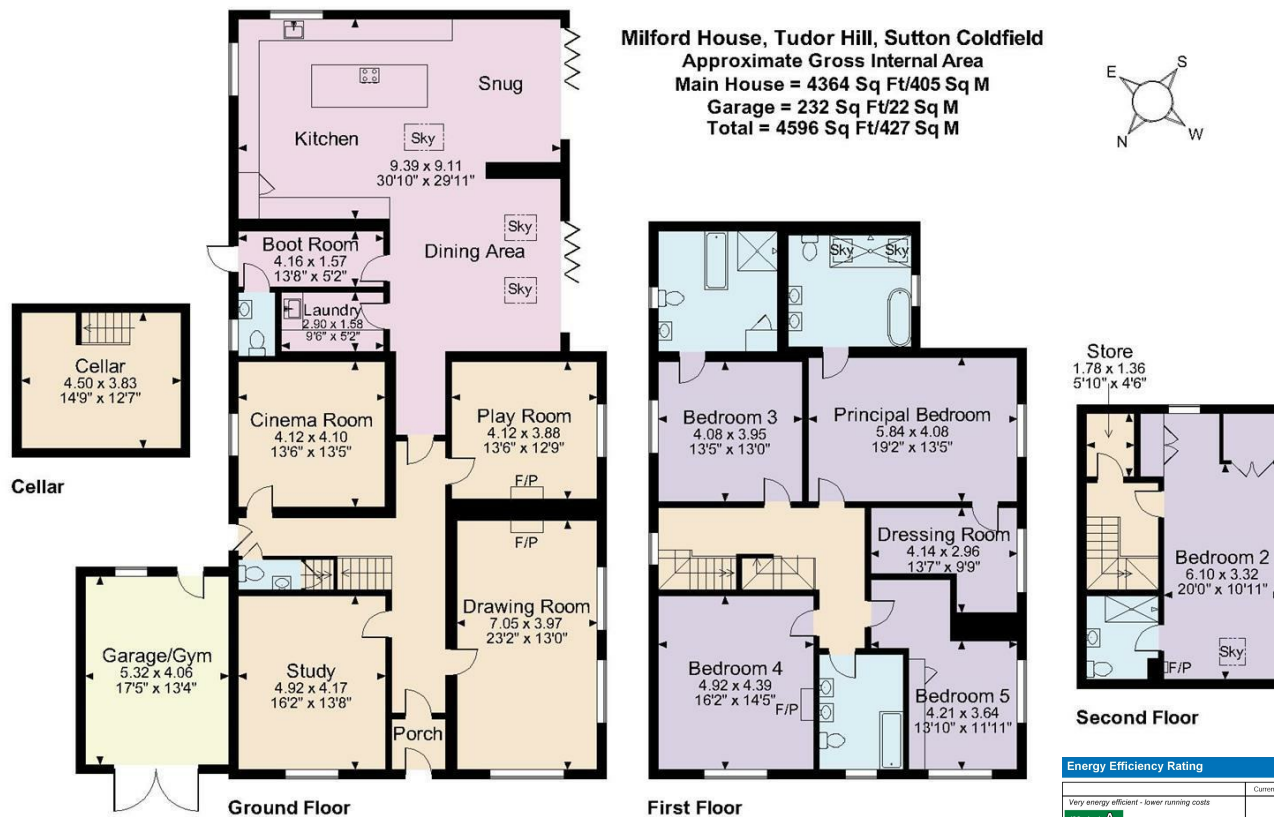
We understand that mains water, drainage, gas and electricity are connected.

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.

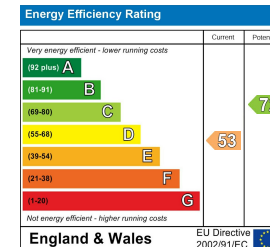
Photographs taken: August 2024
 Particulars prepared: August 2024

Milford House, Tudor Hill, Sutton Coldfield
Approximate Gross Internal Area
Main House = 4364 Sq Ft/405 Sq M
Garage = 232 Sq Ft/22 Sq M
Total = 4596 Sq Ft/427 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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