

2 HIGH STREET  
SUTTON COLDFIELD  
B72 1XA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Benefitting from no upward chain, this refurbished Georgian townhouse residence occupies a prestigious position on the High Street. With its remarkable views overlooking the Holy Trinity Church, the property offers a unique blend of historical charm and modern comfort.

### Ground Floor:

Open-plan kitchen/breakfast room

Dining room/sitting room

Guest WC

Access to generous basement

### First Floor:

Three double bedrooms

Family bathroom

Lounge

### Second Floor:

Two double bedrooms

Shower room

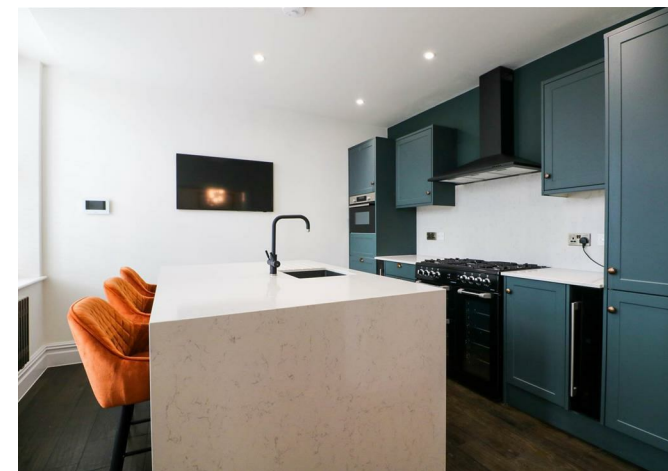
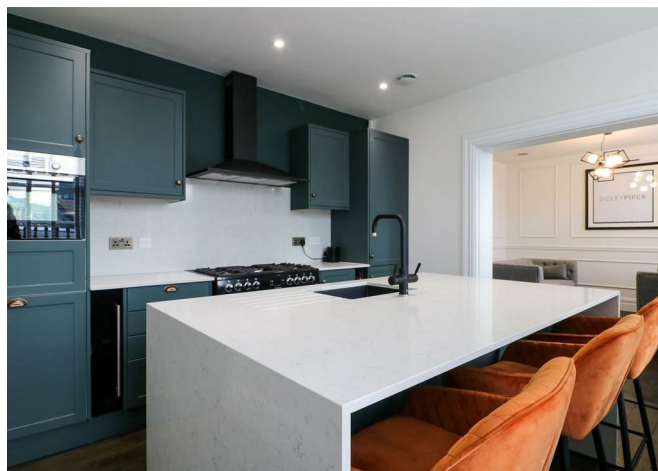
### Grounds:

Two allocated secure parking spaces

Rear amenity space

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 heart of Sutton Coldfield town centre, with an abundance of amenities at its doorstep.

The premises are highly accessible with Sutton train station just a short 4-minute walk away and the M6 4-miles to the south. The local train station provides quick links to Birmingham City Centre and Lichfield Trent Valley.

Also nearby is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

### Description of Property

The iconic property, of traditional construction, has been sympathetically restored and fashionably designed.

Spread over three stories, the ground floor offers a modern open-plan layout, featuring a stylish kitchen/breakfast room, a versatile dining room/sitting room, a WC, and access to a generous basement.

On the first floor, there are two double bedrooms (or one large double bedroom), a contemporary bathroom, and a lounge.

The second floor boasts two additional double bedrooms and a shower room, which could potentially form a fabulous master bedroom suite across the entire second floor.

### Gardens and Grounds

Outside, there is an amenities space shared with the six plots to the rear of the house, all included in the lease to this property.

Additionally, two dedicated car parking spaces are available at the rear, accessible from Midland Drive or via the arch at 5 Coleshill Street.

### Distances

Sutton Coldfield Railway Station - 0.1 miles

Four Oaks Railway Station - 1.1 miles

Sutton Park - 1.0 miles

Sutton Coldfield - 0.5 miles

Lichfield - 9.0 miles

Birmingham City Centre - 6.5 miles

Birmingham International/NEC - 10.5 miles

M6 - 4.7 miles

M6 Toll - 7.6 miles

M42 - 10.1 miles

(Distances approximate)

### Services

The building has mains services connected including gas, water and electricity.

### Disclaimer

#### Important notice

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 all of 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 cannot be inferred that any item shown is included in the sale.

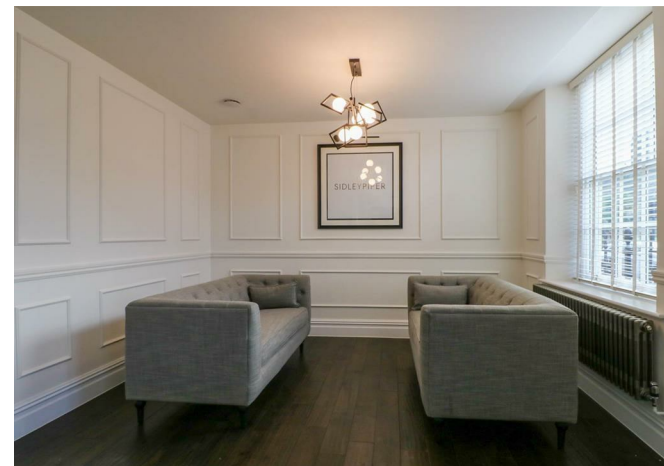
Particulars prepared December 2022

Photographs taken December 2022

#### \*\*Disclaimer:\*\*

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### Terms

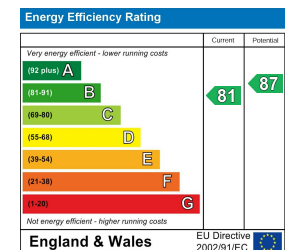




Tenure: Freehold  
Local Authorities: Birmingham City Council

Average area broadband: 125 Mbps

Viewings: Strictly by appointment through the Sole Selling Agents - Aston Knowles 0121 362 7878  
Fixtures and Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.



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**8 High Street, Sutton Coldfield, B72 1XA**

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