

1 WOODLAND RISE  
SUTTON COLDFIELD  
B73 6EL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This beautifully renovated 4-bedroom detached home is the epitome of modern living, boasting a high standard of finishes throughout. With ample space for families, it offers the perfect blend of style and functionality. Located conveniently close to local amenities and Sutton town, it ensures a well-connected and comfortable lifestyle. The added bonus of an outbuilding provides extra room for various purposes, making this property an exceptional find.

### SPECIFICATIONS:

- Underfloor heating throughout ground floor
- Gas radiator throughout first floor
- NEW Worcester Bosch boiler in garage
- Hard wired alarm and CCTV
- Ceiling speakers throughout ground floor and in the outbuilding

### ACCOMMODATION:

#### Ground Floor:

Entrance hallway  
Sitting room  
Open plan kitchen/family/dining room  
Utility room  
Guest cloakroom with WC

#### First Floor:

Bedroom 1 with ensuite  
Three further bedrooms  
Family bathroom

#### Garden and Grounds:

Power point for EV Charger  
Block paved and gravel driveway with parking for up to 5 vehicles  
Attached garage  
Low maintenance concrete patterned rear garden  
Detached garden room/gym

Approx Gross Internal Floor Area: 1900 Sq Ft (177 Sq M)

EPC Rating: D

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 home benefits from being on the south side of Sutton Coldfield which has easier access into Birmingham which is approximately 6 miles away. 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, officially known as the Royal Town of Sutton Coldfield, lies about 8 miles from Birmingham. Nearby, Sutton Park provides the ideal location for family, leisure, outdoor activities, and well-being. Its seven lakes, extensive woodland, several restaurants, and two 18-hole golf courses.

Sutton Coldfield provides an excellent place to shop and relax, schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Plantsbrook Secondary and several highly rated primary schools. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

Upon entering, the herringbone style flooring in the entrance hallway sets a tone of elegance that carries throughout the ground floor. This hallway provides access to the splendid living spaces of the home, including the convenient guest cloakroom with its WC and sink.

To the right of the entrance is the spacious sitting room, where two large windows flood the space with natural light, creating an inviting ambience.

Straight ahead, you'll discover the heart of the home: the open-plan kitchen/dining room. This expansive area is perfect for family life. The standout feature here is the island, crowned by a stunning lighting fixture. Appliances include Siemens dishwasher, double fridge, double freezer, Bora hob with downdraft extractor system and a Siemens built in oven and microwave. The room is bathed in light from two skylight windows and two sets of bifolding doors that seamlessly connect the interior with the rear garden. The kitchen boasts not only practicality but also a comfortable space for a snug area. Plus, there's ample room for a dining table, perfect for family dinners.

Adjacent to the kitchen, you'll find the utility room, an essential addition to any household, complete with storage cupboards, a sink for added convenience, and, once again, those wonderful bifolding doors leading to the rear garden. This space also provides access to the garage, adding an extra layer of functionality to this family home.

Ascending to the first floor, bedroom one awaits, complete with its ensuite shower room, featuring a WC, sink, and a convenient shower cubicle. This bedroom overlooks the rear of the property.

The three additional bedrooms on this floor are all generously sized doubles, providing ample space for all occupants. Bedrooms two and three present views over the front garden, while bedroom four offers rear views.

Tucked between bedrooms three and four is the family bathroom. Tastefully designed with tiled walls, it includes a WC, sink, and a bath with a shower unit.

## Garden and Grounds

The front of the property welcomes you with a combination of block paving and gravel, providing ample space for parking, making it incredibly convenient for both residents and guests. The presence of a garage adds an extra layer of functionality and parking options, and the inclusion of a skylight brightens up this space.

The driveway is intentionally secluded, with brick walls, fencing, and well-manicured hedges, ensuring privacy and security. The dedicated planting area within the driveway adds a touch of greenery and natural beauty.

For access to the rear of the property, a gate on the side provides a convenient entry point.

Moving to the rear of the property, you'll find a low-maintenance concrete area, designed to reduce the time and effort required for upkeep. Brick walls surround this area, enhancing both privacy and aesthetics.

An outbuilding in the rear garden is a versatile space that can be adapted to suit your needs. Whether it becomes a study, a productive office, or a space for physical fitness, it offers flexibility to enhance your lifestyle.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, 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 3rd exit onto Manor Road, turn left onto Woodland Rise and the property will be on your right.

## Distances

Sutton Coldfield - 0.9 mile  
Birmingham - 7.2 miles  
Lichfield - 10.2 miles





Birmingham International/NEC - 15.8 miles  
 M6 - 4.4 miles  
 M6 Toll - 8.2 miles  
 M42 - 10.3 miles  
 (Distances approximate)

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**Terms**

Local Authority: Birmingham  
 Tax Band: E  
 EPC rating: TBC  
 Broadband average area speed: 150 Mbps

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

**Services**

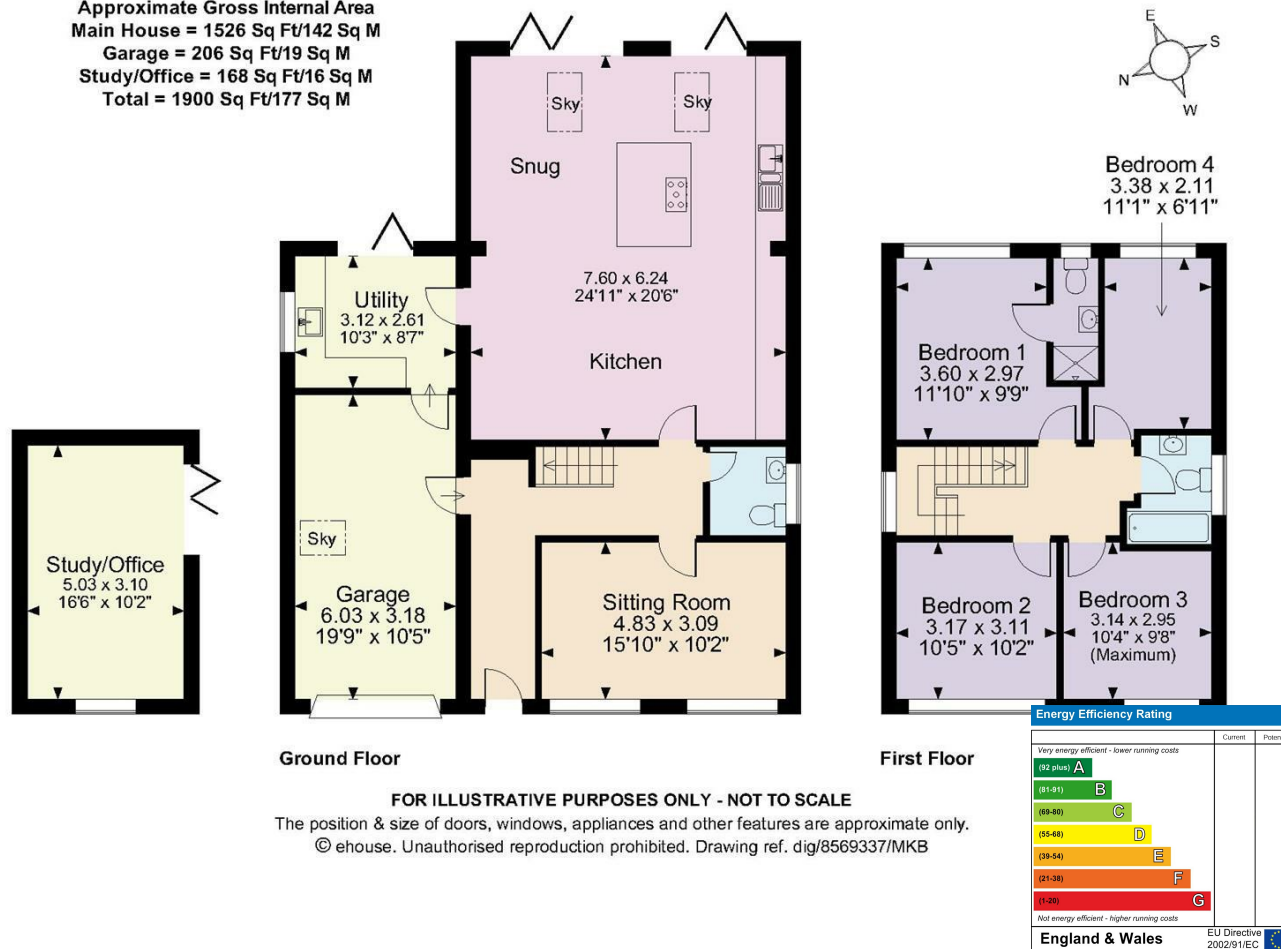
We understand that mains water, gas and electricity are connected.

**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: September 2023  
 Particulars prepared: September 2023

**Woodland Rise, Sutton Coldfield**  
**Approximate Gross Internal Area**  
 Main House = 1526 Sq Ft/142 Sq M  
 Garage = 206 Sq Ft/19 Sq M  
 Study/Office = 168 Sq Ft/16 Sq M  
 Total = 1900 Sq Ft/177 Sq M



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

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com