

3 SIMPSON ROAD  
SUTTON COLDFIELD  
B72 1EP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A truly stunning four bedroom family home which has been fully renovated.

Accommodation:

First Floor:

Entry Hall

Snug/Dining Room

Open plan kitchen

Principal bedroom with en suite

Guest WC

Utility

Study

Second Floor:

Bedroom 2 with en suite

Bedroom 3

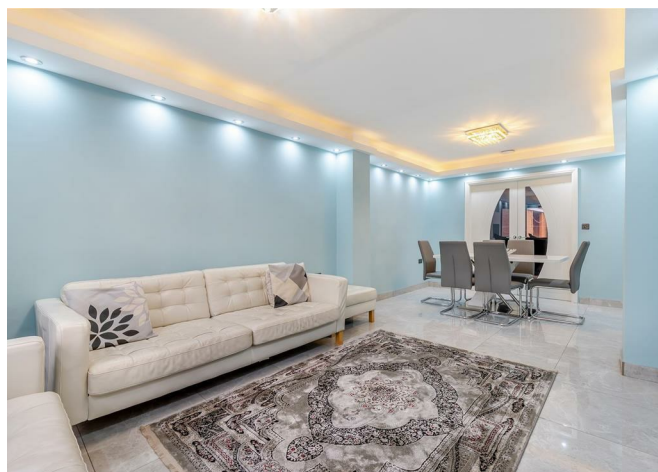
Bedroom 4

Shower Room

Approximate gross internal floor area : 203 Sq Mtr or 2109 Sq ft.

EPC Rating: TBC

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

Nestled in a prestigious and highly sought-after area, this exceptional family residence offers a perfect blend of luxury, convenience, and contemporary design. Boasting spacious living areas, elegant finishes, and a prime location with easy access to local amenities, transport links, and green spaces such as the renowned Sutton Park, this property provides the ultimate setting for a modern lifestyle.

Sutton Coldfield town centre just a mile away provides an excellent choice of shops, restaurants and schooling including 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.

With Birmingham City Centre also just a short drive away, this home offers the perfect balance of peaceful suburban living and convenient access to the vibrant heart of the city, ideal for both work and leisure.

### Description of Property

Entry to the property is gained through a stylish composite entry door, which leads into a spacious entrance hall. The hallway is elegantly finished with white walls and high-gloss tiling, with stairs rising to the first floor. An under-stairs storage cupboard provides practical space, and a door leads to the guest WC, featuring modern grey and silver tiling with a sleek white suite.

To the left of the entrance hall, the snug and dining area offers a large, well-lit space enhanced by inset ceiling and spot lighting. The high-gloss tiled floor adds to the contemporary feel, and double doors open into the open-plan kitchen and living area.

The kitchen is a true highlight, with a media wall and integrated seating, bi-fold doors that create a seamless flow to the outdoors, and navy refitted units providing plenty of storage. A breakfast bar offers a casual dining space, while the work surface area features an induction hob, extractor, double oven, and space for an American-style fridge freezer.

The principal bedroom, located on the ground floor, provides a peaceful retreat with fitted storage and a stylishly appointed en suite. The versatile utility room, which includes a cooker, could also serve as a spice kitchen, depending on the needs of your family. A study at the front of the house completes the ground

floor, offering a quiet space for work or relaxation.

Upstairs, the first floor accommodates three further bedrooms, one of which benefits from an en suite. Bedroom 3, a dual-aspect room, is bathed in natural light, creating a bright and airy space. Bedroom 4 offers flexibility and could also be used as a second study, depending on your requirements. A shower room completes the first floor accommodation.

### Gardens & Grounds

The rear garden is a practical, low-maintenance space, beautifully paved and ideal for al fresco dining and entertaining. Designed with families in mind, it provides a secure, enclosed environment where children can play safely, offering peace of mind while you enjoy the outdoors. A charming pergola adds an elegant touch, providing a covered area that serves as a relaxed seating space, perfect for unwinding or hosting guests in comfort.

### Directions from Aston Knowles

Start by heading southwest on Mill Street (A5127) towards Coleshill Street and continue straight for about 0.3 miles. Take a slight right onto Lower Queen Street (A5127) and continue for another 0.2 miles. At the roundabout, take the first exit onto Birmingham Road (A5127) and follow it for 1.2 miles. Turn left onto Woodleigh Road, then immediately turn left again onto Birmingham Road. Finally, turn right onto Simpson Road,

### Distances

Sutton Park 1.5 miles  
Sutton Coldfield 2 miles  
Four Oaks Train Station 2.5 miles  
Lichfield 12 miles  
Birmingham Approximately 8 miles  
Birmingham International/NEC 9 miles  
M6 2 miles (Junction 6)  
M6 Toll 4 miles (near Junction T4)  
M42 5 miles (Junction 9)

(Distances approximate)

### Terms

Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: G  
Average area broadband: 150 Mbps





## Services

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

## Viewings

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

## Fixtures & Fittings

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

## 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: December 2024

Particulars prepared: December 2024

## Simpson Road, Sutton Coldfield

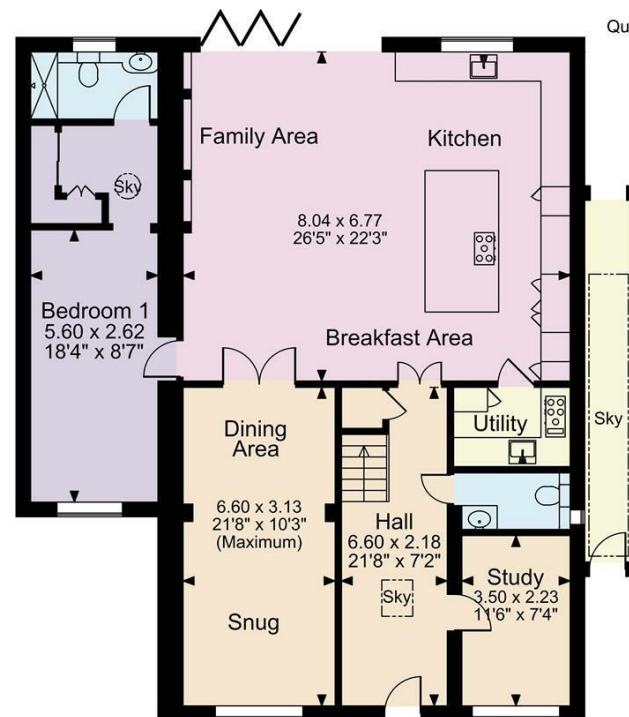
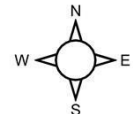
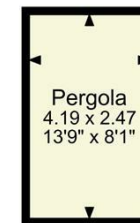
Approximate Gross Internal Area

Main House = 2079 Sq Ft/193 Sq M

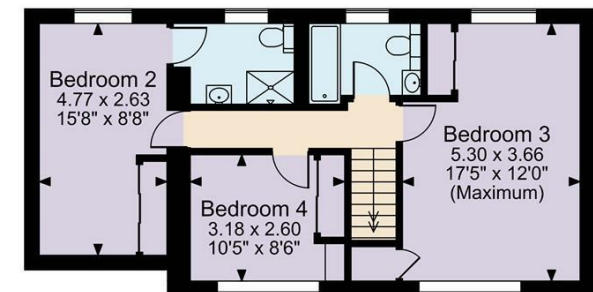
Pergola = 111 Sq Ft/10 Sq M

Total = 2190 Sq Ft/203 Sq M

Quoted Area Excludes 'External Passage'



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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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