

34 WYVERN ROAD  
SUTTON COLDFIELD  
B74 2PT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Nestled on a highly coveted road, this 4-bedroom detached home opens its doors to a spacious haven. The standout feature of this property lies in its expansive gardens, offering ample potential for customisation, allowing occupants to shape it according to their preferences.

### Ground Floor:

- Reception Hallway with Bay windows and window seat
- Dining room
- Drawing room with hearth and fire place
- Breakfast room with fire place
- Kitchen
- Boiler room
- Guest Cloak room and WC
- Large utility room with access to rear garden and large storage and skylight
- Staircase to first floor

### First Floor:

- First floor landing
- Principle bedroom with built in wardrobes
- Study with bay window
- Bedroom two with bay window and built in wardrobes and walk-in closet
- Family bathroom and shower cubicle
- Bedroom three with built in wardrobes and vanity unit

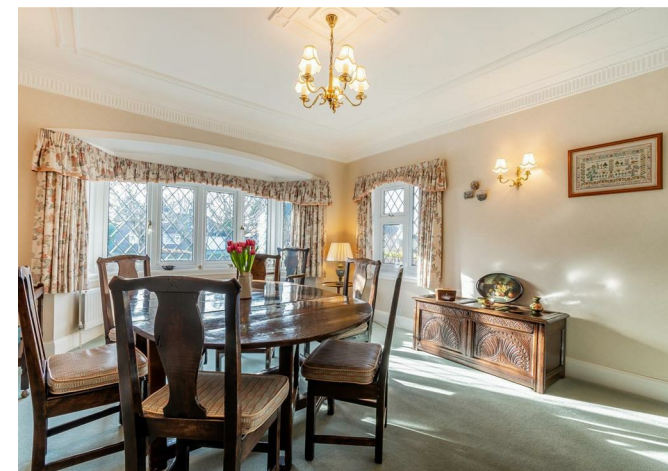
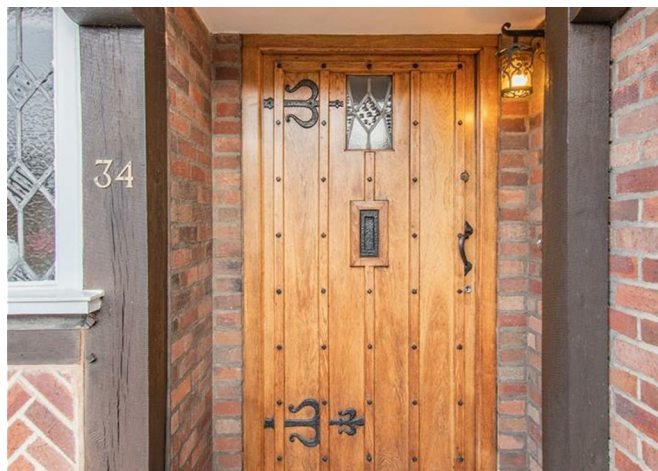
### Garden and Grounds:

- Paved sweeping in and out driveway
- Manicured lawned front garden with mature shrubs and trees for added privacy
- Two Garages
- Multi-level garden with laid to lawn area and mature trees
- Patio area for alfresco dining

Approximate Gross Internal Floor Area: 2806 Sq ft or 261 Sq Mtrs

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

Situated in a sought-after location. Everyday amenities can be found in nearby Mere Green, where M&S and Sainsbury's supermarkets are situated together with an array of restaurants and coffee shops in the recently developed Mulberry Walk.

Sutton Coldfield town centre is nearby, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest 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.

Schools in the area include Arthur Terry School, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

This charming period family home is full of character and offers excellent potential for modernisation and extension, subject to planning permission. Situated in a desirable residential location, the property boasts well-proportioned living spaces, original features, and a beautiful mature garden, making it an ideal opportunity for buyers looking to create a stunning family residence.

A beautiful solid oak entrance door opens into a spacious entry hall, where a charming window seat provides a cozy spot to enjoy garden views. The elegant drawing room features a decorative beamed ceiling, a gas fireplace with a striking surround, and French doors that lead directly to the garden, creating a bright and inviting living space. Adjacent to the drawing room, the breakfast room/snug offers a relaxed and versatile area with direct garden access, making it perfect for informal gatherings. The fitted kitchen is equipped with an oven, grill, hob, and extractor fan, with ample potential for upgrading into a contemporary culinary space. At the front of the property, the dining room benefits from a bay window and a coved ceiling, adding to the home's period charm. A spacious utility area, illuminated by a large skylight and featuring a sink, completes the ground floor accommodation.

A large, naturally lit landing space on the first floor provides access to four well-sized bedrooms, a bathroom, and a separate WC. The principal bedroom is a bright and spacious dual-aspect retreat with fitted storage. The second bedroom enjoys a lovely bay window overlooking the front garden and benefits from a useful storage space. The third bedroom features built-in storage and a vanity unit, while the fourth bedroom is currently used as a study, offering flexibility for a home office or additional bedroom. The family bathroom is fitted with a white suite, while a separate WC adds further convenience.

### Gardens & Grounds

Approaching this property, you are greeted by an inviting in-and-out driveway adorned with immaculately well-kept lawn, promising beauty in all seasons. The tarmac driveway ensures ample parking, supplemented by the convenience of two garages for additional parking or storage.

The expansive rear garden is embraced by mature trees and hedges, providing a private haven. The generous lawn beckons for various outdoor activities, while a delightful patio area creates an ideal space for al fresco dining, perfect for cherished moments with family and friends.

### 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 right at the 1st cross street onto High Street/A5127, turn left onto Wyvern Road and the property will be on your right.

### Distances

Sutton Coldfield - 0.4 miles

Lichfield - 8.2 miles

Birmingham - 7.9 miles

Birmingham International/NEC - 14.5 miles

M6 - 5.3 miles

M6 Toll - 8.3 miles

M42 - 13.2 miles

(Distances approximate)

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

### Terms

Tenure: Freehold

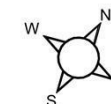
Local Authority: Birmingham City Council

Tax Band: G





**Wyvern Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2471 Sq Ft/230 Sq M**  
**Garages = 302 Sq Ft/28 Sq M**  
**Outbuilding = 33 Sq Ft/3 Sq M**  
**Total = 2806 Sq Ft/261 Sq M**



Broadband average area speed: 264 Mbps

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

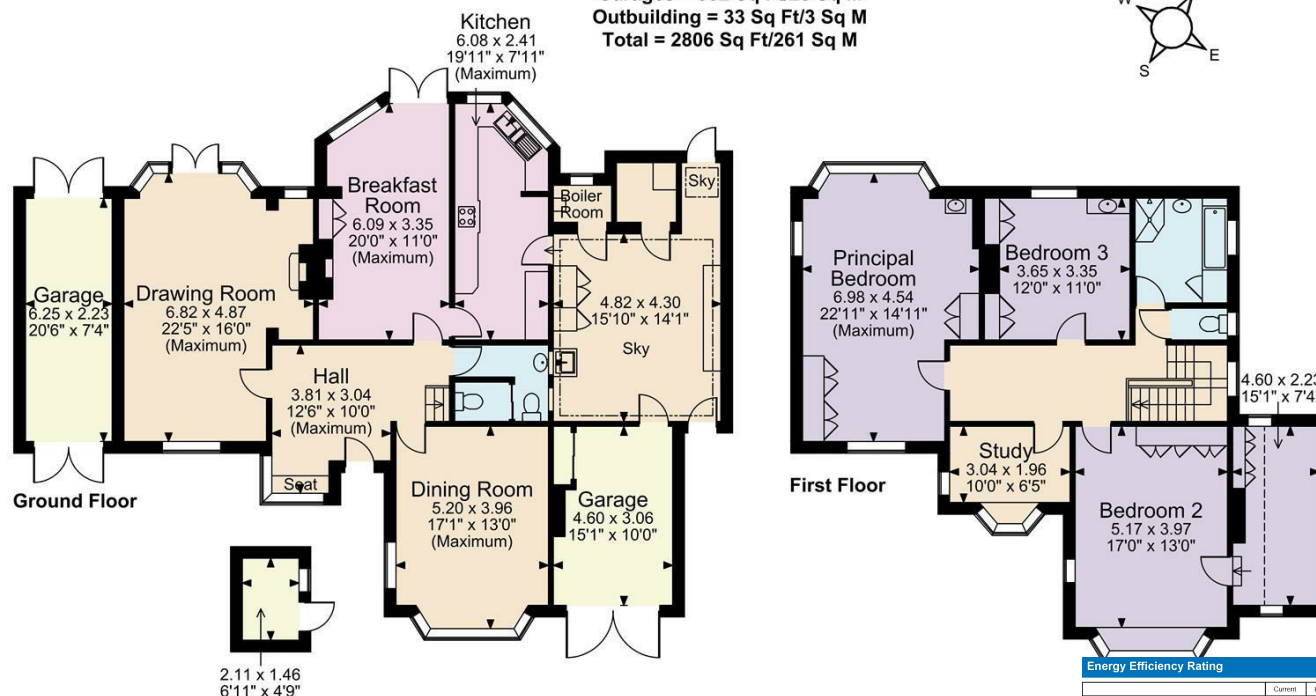
#### Services

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: February 2025  
 Particulars prepared: February 2025



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8633871/MKB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			

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 importance 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.

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

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