

5 VERCOURT
SUTTON COLDFIELD
B74 3XE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Stunning Three Bedroom Family Home with Elegant Features and Beautiful Grounds

Ground Floor

Grand reception Hallway with white marble flooring

Dining room with French doors opening to outdoor patio area for alfresco dining

Kitchen with unique island with inlaid sink/ breakfast bar with marble work tops, white marble floors, built in Grill and inset oven, ample storage cupboards and French doors opening to outdoor patio area for alfresco dining

Utility room

Drawing room with beautiful features pillars a fireplace and large French windows opening to the rear gardens

Bedroom number two with built in wardrobes and ensuite shower room

WC and cloakroom

Bedroom number three with built in wardrobes

Principle bedroom with ensuite shower room and bidet and built in wardrobes

Staircase to first floor

First floor

Loft area and potential for a large walk-in closet

Storage area with skylight

Gardens and Grounds

Paved sweeping, in and out driveway with circular lawned area and mature trees and shrubs

Patio area for alfresco dining

Laid to lawn rear garden

Mature trees and shrubbery

Integral Garage

No upward chain

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

This spacious family home situated in a quiet cul-de-sac and is well placed for access to Streetly village, Sutton Coldfield and Birmingham City Centre. There is a good selection of everyday amenities in Streetly village and in nearby Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Nearby Mere Green, offers an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Park is only a short distance away and the park is a designated Site of Special Scientific Interest, offers huge scope for walking, golf, and a variety of other outdoor pursuits.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including 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.

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

Description of Property

Welcome to this exceptional family home, offering a harmonious blend of sophisticated living spaces and thoughtfully designed features. Located in a sought-after area, this property is perfect for those who appreciate style, comfort, and outdoor living. Upon entering the property, you are greeted by a grand reception hallway with stunning white marble flooring, setting the tone for the elegance that flows throughout the home. The dining room features beautiful French doors that open directly to a spacious outdoor patio area, perfect for alfresco dining and entertaining guests.

The kitchen is a chef's dream, complete with a unique island with an inlaid sink, a convenient breakfast bar with marble worktops, and high-end built-in appliances, including a grill and inset oven. With ample storage cupboards and additional French doors leading to the outdoor patio area, the kitchen is both functional and stylish.

A utility room provides additional convenience for laundry and household tasks. The drawing room offers a touch of grandeur with its magnificent pillars, a central fireplace, and large French windows that open up to the rear gardens, allowing natural light to flood the space.

The ground floor also includes a second bedroom with built-in wardrobes and an ensuite shower room, perfect for guests or

family members. Additionally, there is a WC and cloakroom for added convenience.

The third bedroom also offers ample space and built-in wardrobes. The Principal bedroom is a luxurious retreat, featuring built-in wardrobes and a private ensuite shower room with a bidet, offering a serene escape within the home. A grand staircase leads to the first floor, adding a sense of grandeur to the entrance.

The loft area on the first floor presents the potential for a large walk-in closet, offering fantastic possibilities for creating additional storage or a dressing room. There is also a storage area with a skylight, perfect for keeping seasonal items or providing extra room for organization.

Gardens and Grounds

The exterior of the property is just as impressive, with a paved sweeping in-and-out driveway, offering easy access and ample parking. The circular lawned area in the centre of the driveway is surrounded by mature trees and shrubs, providing privacy and natural beauty.

The rear garden is laid to lawn, offering a peaceful setting for outdoor activities and relaxation. The mature trees and shrubbery add an element of tranquility and privacy, making this the perfect place to unwind.

Additionally, the property features a patio area ideal for dining and entertaining guests outdoors. The integral garage offers secure parking and additional storage.

Distances

Sutton Coldfield town centre 3.4 miles
Birmingham City Centre 8.5 miles
Birmingham International/NEC 13.5 miles
Lichfield 8 miles
M6 (J7) 4.4 miles
M6 Toll (T3) 6.7 miles
(Distances are approximate)

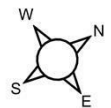
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Directions

From the office at 8 High Street head south-east on High Street/A5127 towards Coleshill Street. Continue onto Coleshill Street, turn right at the first cross street onto High Street. At the roundabout continue straight onto Four Oaks Road, after 0.7 miles take a slight left onto Streetly Lane. Continue on Hardwick Road and then take Little Aston Road to Vercourt.



Vercourt, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1978 Sq Ft/184 Sq M
Garage = 287 Sq Ft/27 Sq M
Total = 2265 Sq Ft/211 Sq M



Services

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

Fixtures and fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Terms

Tenure: Freehold

Local Authorities: Lichfield

Tax Band: G

Average area broadband speed: 74 Mbps

Viewings

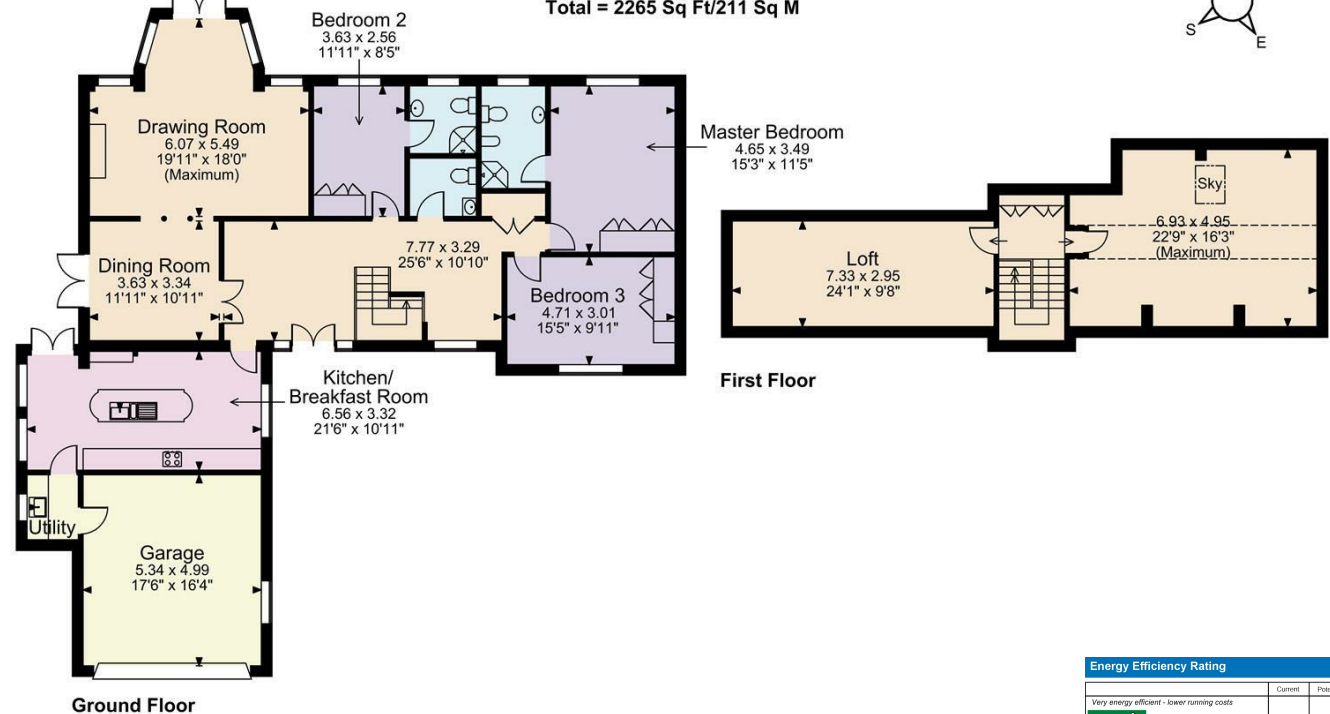
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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.

Photographs taken February 2025

Particulars prepared February 2025

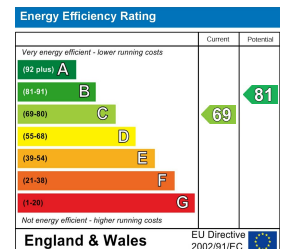


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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