

2 FOREST PARK  
SUTTON COLDFIELD  
B76 1FD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A spacious contemporary home with stylish interior ideal for families.

Ground floor: Reception hall, Drawing room, Living room, Kitchen/family room, Study, Utility Room, WC

First floor: Spacious landing, Principal bedroom with en-suite bathroom and dressing room, Bedroom two with en-suite bathroom, Bedroom three with en-suite bathroom and dressing room, Bedroom four

Second Floor: Bedroom five with en-suite bathroom and dressing room, Bedroom six, Bedroom seven with en-suite shower room

Outside: Private tarmacadam driveaway, Integral garage, Paved and turfed rear garden surrounded by mature trees

Approximate gross internal floor area 4,329 square feet  
(402 square metres)



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

Positioned within the desirable New Hall location in Walmley, the area is well served for independent schools, including The Deanery Primary School, The Shrubbery School, Bishop

Walsh Catholic School, Holy Cross and Walmley Private Schools, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

There are splendid walks through nearby New Hall Valley Country Park, a nature conservation site. The former farmland covers 198 acres of green belt countryside and forms a corridor between Walmley and Sutton town centre. It is an important nature reserve consisting of historic wetland grazing meadows, Plants Brook stream and a number of listed buildings including a working 17th century corn mill, and the 14th century New Hall hotel.

Everyday amenities can be found in Walmley and more comprehensive shopping can be found in Sutton Coldfield town centre and Birmingham.

### Distances

Nearest airport: Birmingham International - 13 miles

Nearest train stations: Sutton Coldfield - 2 miles, Birmingham

New Street - 8 miles, Birmingham International - 12 miles

Sutton Coldfield town centre 2.3 miles

Birmingham City Centre 7.2 miles

Lichfield 10.3 miles

M6 (J6) 4.4 miles

(Distances approximate)

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### Description of Property

This stunning seven bedroom family home is accessed via a private road, the centrepiece of which is a manicured central green.

Remodelled in 2021 from an existing build, with an exacting eye for detail, the property offers great flexibility for those who may be looking for extended family living.

The state of the art heating with multi boiler system maintains water pressure and temperature no matter how heavy the usage.

With underfloor heating to all areas, double glazed windows and significant insulation, this is a home which capitalises on keeping day to day running costs to a minimum. Modern technology has been installed including a centralised home automation system giving control of lighting and extensive security features.

Wonderfully presented with a well-kept lawn area to the front of

the property, and lawned area to the rear, this stylish home is surrounded by mature trees,

The entrance hallway opens onto a bespoke oak staircase and wood panelling, and gives access to the two ground floor reception rooms, a study and the open plan kitchen

To the right, oak doors lead to the cosy sitting room offering views out to the green with its established trees. Also to the right is the expansive drawing room with a contemporary fireplace which contains a log burner. A lantern ceiling creates a beautiful light filled living space, and patio doors offer leafy views and access to the garden.

The brand new 'Wren' kitchen is located to the left of the hallway, where stunning combination worktops and cabinets combine to create a stylish but functional family space. The generously proportioned island features a wine fridge and one of two sinks.

Other built-in appliances include a modern gas Rangemaster style cooker, with 2 wok burners and a hot plate. Two sets of bi-fold patio doors draw in generous amounts of natural light and offer access to the paved patio area and lawn area. The kitchen has the welcome addition of a utility room, which also gives access to a secluded study, with its own external access door. A bespoke wooden staircase leads to the first floor and the spacious master suite, with its front aspect featuring views of the mature surrounding trees. The suite also features a dressing room, beautiful en-suite shower and bathroom with stylish marble tiles.

The second bedroom is currently utilised as a gymnasium, with marble flooring, en-suite shower room and luxurious addition of a sauna. Bedroom two offers an en-suite bathroom, also with front aspect. Bedroom three also features an en-suite bathroom with the addition of a dressing room. Bedroom four offers views over the rear of the property.

The second floor comprises a further three bedrooms, two with en-suites and one with a dressing room.

### Gardens and Grounds

The property benefits from a spacious driveway with ample space for parking, complemented by the integral garage. The driveway is flanked to the right by a perfectly proportioned well-maintained lawn as well as mature trees.

The spacious rear garden features a generous tiled patio with ample space for al fresco dining. The rest of the garden is mainly laid to lawn.

### Services

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

### Directions

From Walmley Road B4148 take the second left into Forest Park. The property is approximately 100 yards ahead, around the landscaped island and is identified by the agent's board.





## Terms

Local authority: Birmingham City Council, 0121 303 1111  
Tax Band: G

## Viewings

All viewings of 2 Forest Park are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## EPC Rating

C

## Average area Broadband speed

94.41 Mbps

## Disclaimer

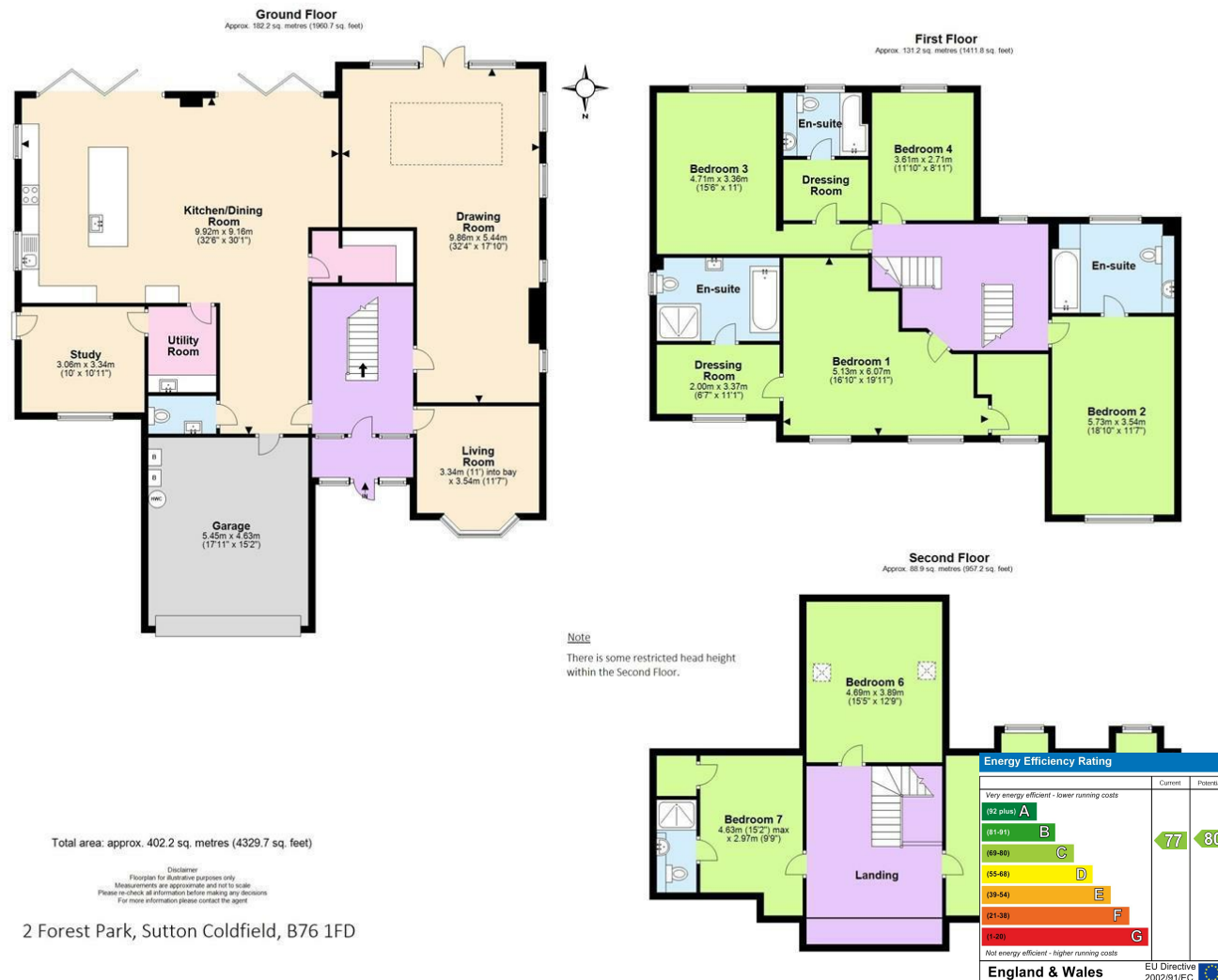
### Important notice

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 2023  
Particulars prepared February 2023

## Council tax band

Tax Band: G  
Birmingham City Council



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8 High Street, Sutton Coldfield, B72 1XA

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