

APARTMENT 16 ROYAL SUTTON PLACE  
KING EDWARDS SQUARE  
SUTTON COLDFIELD  
B73 6AD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A luxurious and spacious three-bedroom apartment set within the prestigious Grade II listed Royal Sutton Place, combining exquisite period features with modern finishes and views over Sutton Park.

### Accommodation Highlights:

- Spacious living room with a charming bay window.
- Italian Complex kitchen featuring bespoke cabinetry, veneered porcelain work surfaces, and soft-closing drawers.
- Internal hallway with a convenient study area.
- Master bedroom with en suite and views over landscaped gardens.
- Second bedroom with en suite, plus a guest bathroom serving the third bedroom.
- Two allocated parking spaces.
- Approximate gross internal floor area: 1,872 sq. ft. (174 sq. m.).
- Grade II listed with stunning original features, including ornate architraves and fireplaces.
- 2 Allocated car parking spaces in private car park.

EPC Rating C

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

Sutton Coldfield town centre is within walking distance with its comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International / NEC.

### Description

Located just 7.5 miles from Birmingham City Centre, Royal Sutton Place offers a rare opportunity to own a unique piece of history in the heart of Sutton Coldfield. This Grade II listed building, formerly the Royal Hotel, has been expertly remodelled into 18 luxury apartments designed for modern living, while sympathetically retaining its original character and class.

Apartment 16 is an impressive residence spanning approximately 1,872 sq. ft. (174 sq. m.), offering captivating views over the landscaped gardens and Sutton Park. The property boasts a generously sized living room with a charming bay window, a separate breakfast kitchen, and an internal hallway that includes a convenient study area. The three spacious bedrooms are complemented by en suites to both the master bedroom and bedroom two, alongside a guest bathroom serving the third bedroom.

This home has been finished to an exceptional standard, featuring an Italian Comptex kitchen with veneered porcelain work surfaces and backsplashes, bespoke cabinetry, and soft-closing drawers. Sympathetically renovated to retain its period charm, the property showcases original features such as

ornate architraves and fireplaces, adding a touch of timeless elegance.

Set within the affluent neighbourhood of Sutton Coldfield, Royal Sutton Place provides access to outstanding shops, restaurants, and entertainment options. With the added benefit of two allocated parking spaces in a private car park, this exclusive development seamlessly combines heritage and contemporary living.

### Fixtures & Fittings

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

### Terms

Local authority: Birmingham City Council

Tax band: F

### Viewings

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

### 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.

### EPC rating

EPC: Exempt.

Broadband Average speed in area

Broadband Average speed in area : 944 Mbps





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

0121 362 7878 • [enquiries@astonknowles.com](mailto:enquiries@astonknowles.com) • [www.astonknowles.com](http://www.astonknowles.com)