

10 THOMAS DE BEAUCHAMP LANE  
SUTTON COLDFIELD  
B73 6DF

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

An exceptional five-bedroom detached family home, finished to a high specification, superbly located on this executive development close to local amenities and Sutton Park.

### Ground floor:

- Reception hallway
- WC
- Study/Playroom
- Kitchen/breakfast
- Drawing Room

### First floor:

- Landing
- Principal Bedroom dressing room with en suite
- Bedroom 2 with en suite
- Bedroom 3 with en suite
- Two further bedrooms
- Family Bathroom

### Outside:

- Integral double garage
- Off Road Parking
- Enclosed Rear Garden

Approximate total gross floor area 2405 square feet (223 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

10 Thomas de Beauchamp Lane is a modern family home, conveniently situated for access to local transport networks, schools, amenities, Sutton town centre and Sutton Park.

Four Oaks and Sutton Coldfield train stations are within easy walking distance, and Sutton Park offers great scope for walking and a variety of outdoor pursuits. 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.

### Description

Approached from Tudor Hill, 10 Thomas de Beauchamp Lane occupies an enviable position and radiates a charming contemporary style.

Upon entering, you are welcomed into a spacious entrance hall, setting the tone for the rest of the property. A conveniently located WC adds a touch of practicality to the layout.

To the front of the home, a well-proportioned office/playroom provides a quiet space ideal for remote work or study. At the rear, the drawing room is a stunning focal point, featuring French doors that open onto the garden, flooding the space with natural light. A contemporary white gloss fitted storage unit with an inset space for a TV adds a sleek and functional touch to this inviting room.

The heart of the home is the impressive open-plan kitchen and dining area, which is both stylish and highly functional. The tiled floor, French doors, and skylights enhance the sense of space and brightness, creating a perfect environment for entertaining or family gatherings. The kitchen is equipped with premium features, including a Quooker tap, an induction hob with an extractor, and a built-in double oven.

Adjoining the kitchen is a well-appointed utility room with a side door leading to the rear garden. The utility offers additional storage, dedicated space for a washing machine and dryer, and houses a wall-mounted Worcester boiler.

Completing the ground floor is direct access to the

double garage, providing secure parking and additional storage space, making this level of the home as functional as it is stylish.

On the first floor the landing area is spacious and includes built-in storage, adding a practical touch to the layout.

The front-facing principal bedroom serves as a luxurious retreat, featuring a private dressing area and a stylish en-suite bathroom, offering both comfort and convenience. Bedrooms two and three are equally impressive, each benefiting from their own en-suite shower rooms, ensuring privacy and modern functionality for family members or guests.

Bedrooms four and five provide additional versatility; bedroom five can easily be utilised as a study or hobby room if desired. All the en-suite bathrooms are finished in a sleek, modern style with high-quality fixtures and fittings, perfectly complementing the home's contemporary design.

The family bathroom completes this level and offers a tranquil space to unwind, featuring a bathtub and elegant finishes that make it as practical as it is relaxing.

### Gardens & Grounds

The property sits on a beautifully landscaped plot, featuring an enclosed rear garden that offers privacy and security. The garden is perfect for entertaining with a spacious patio, manicured lawns, and ample space for children to play. A double garage provides secure parking and extra storage, complemented by a driveway with space for multiple vehicles.

### Distances

Sutton Coldfield Town Centre ½ mile

Lichfield 8 miles

Birmingham 8 miles

Birmingham International/NEC 13 miles

M6 Toll (T5) 5.5 miles

M6 (J7) 7 miles

M42 (J9) 7 miles

(Distances approximate)

### Directions

From the centre of Sutton Coldfield take the A5127





**Thomas De Beauchamp Lane, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1992 Sq Ft/185 Sq M**  
**double Garage = 413 Sq Ft/38 Sq M**  
**Total = 2405 Sq Ft/223 Sq M**



(Brassington Avenue) and turn left onto Park Road. At the traffic island take the second exit onto Tudor Hill. Follow the road past the park and up the hill, Thomas de Beauchamp Lane can be found towards the top of the road on the right-hand side.

#### Fixtures & 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.

#### Services

We understand that mains water gas and electricity are connected.

#### Terms

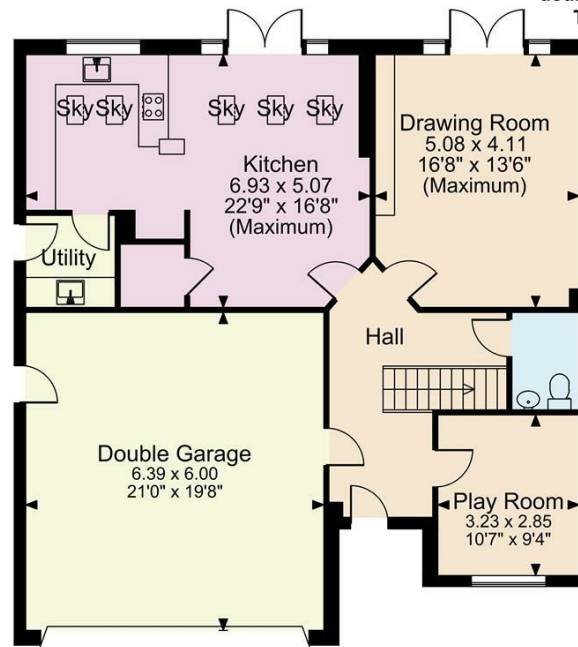
Tenure: Freehold

Local authority: Birmingham City Council

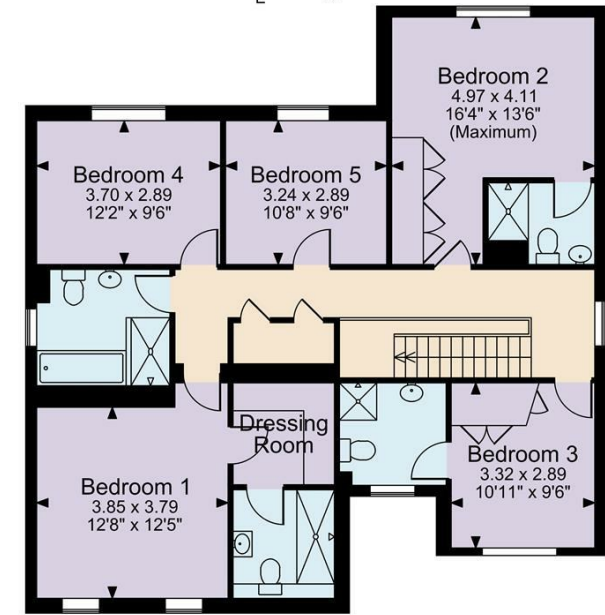
Tax band:

#### Viewings

All viewings of the 10 Thomas De Beauchamp Lane are strictly by prior appointment with agents Aston Knowles 0121 362 7878.



**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		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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		76	82
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**

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