

THE STABLES @ THE CROFT OX LEYS ROAD  
WISHAW  
SUTTON COLDFIELD  
B76 9PG

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A delightful three-bedroom property set in a stunning rural location on the edge of Wishaw featuring stunning views. Completely renovated, this is a brand new home ready for occupation immediately.

### Ground floor:

- Reception hallway
- Drawing Room
- Kitchen
- Guest cloakroom
- Principal Bedroom with Shower En Suite

### First floor:

- Landing
- Two bedrooms
- Bathroom

### Outside:

- Off-road parking
- Lawned garden area

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

The property is set in a delightful rural location on the edge of Wishaw. The village of Wishaw enjoys an idyllic rural location whilst being within easy reach of major motorway connections including the M42, M6 and M6 Toll.

Also nearby is Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf. The Belfry Hotel and Golf Course is also within a 2-minute drive away.

Sutton Coldfield is within a 10 minutes' drive away and provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the council for up to date school catchment areas.

### Description of Property

This beautifully presented property is the perfect rural retreat, offering a tranquil lifestyle with breathtaking views of rolling open fields. Set back from the road, the home is accessed via a gravel driveway leading to a charming frontage that immediately sets the tone for this delightful residence.

Upon entering, the reception hallway welcomes you into the home and includes a convenient guest cloakroom. The spacious drawing room is bathed in natural light and features double doors that open onto the frontage, providing a seamless connection to the outdoors and a serene space for relaxation or entertaining.

The modern kitchen is a highlight of the property, with sleek white wall and floor units complemented by matching worktops. A central island provides additional workspace, storage, and a breakfast bar for casual dining. The kitchen is equipped with high-quality appliances, including a large induction hob with an extractor, an integrated dishwasher, a washer/dryer, and essential small appliances such as a kettle and toaster, making it both stylish and practical.

The principal bedroom is located on the ground floor

and benefits from an en suite bathroom, offering a private and comfortable retreat.

Upstairs, the first floor features two additional well-proportioned bedrooms, ideal for family members, guests, or a home office, along with a modern family bathroom fitted with a contemporary suite.

With its stunning countryside views, versatile layout, and combination of modern elegance and rural charm, this property is perfect for professionals seeking a peaceful lifestyle.

### Gardens & Grounds

The property has the benefit of off-road parking on the gravel driveway and the use of a lawned garden area with wonderful views.

### Distances

Sutton Coldfield town centre 4 miles

Lichfield 11.7 miles

Birmingham 8.2 miles

M6 Toll (T3) 3.3 miles

M6 (J6) 5.4 miles

M42 (J9) 2.4 miles

Birmingham International/NEC 9.9 miles

(Distances approximate)

### Directions

From the A5127 in Sutton Coldfield turn left onto Coleshill Street. At the traffic lights turn left on to Coleshill Road. Follow the road around a slight left bend onto Reddicap Road and follow on to Ox Leys Road. The property is located on the left-hand side after the left turn onto Holly Lane and before the right turn onto Grove Lane.

### Services

The property has the benefit of off-road parking on the gravel driveway and the use of a lawned garden area with wonderful views.

### Terms

Local authority: Birmingham City Council

Tax band: A

### Viewings

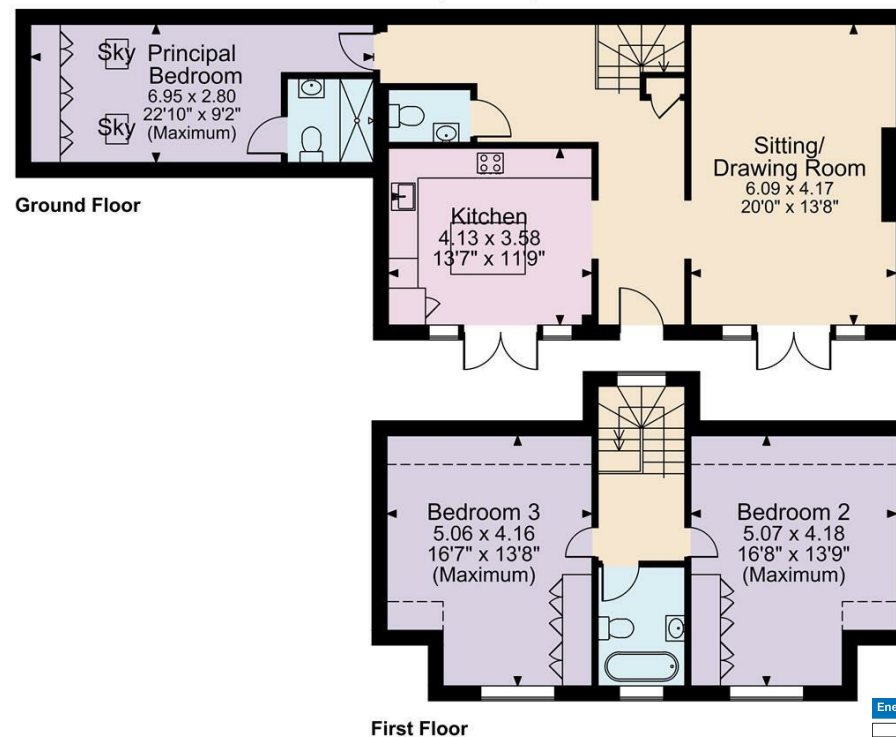




Viewings are strictly being undertaken by prior appointment through Aston Knowles on 0121 362 7878.



**The Stables, The Croft, Ox Leys Road, Sutton Coldfield**  
Approximate Gross Internal Area  
1351 Sq Ft/126 Sq M

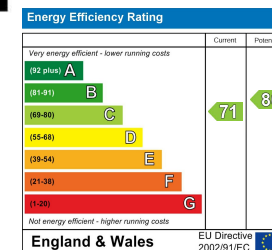


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

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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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