

14 Highbury Road  
Sutton Coldfield  
B74 4TF

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

An exceptional 6-bedroom detached home offering contemporary design, generous living space, and beautifully landscaped gardens.

Set behind a smart gated frontage on one of Sutton Coldfield's most desirable roads, this impressive six-bedroom detached family home effortlessly combines contemporary elegance with generous proportions, high-spec finishes, and beautifully landscaped gardens—offering the perfect balance of luxury and practicality for modern family living.

### Ground Floor:

Grand entrance porch  
Entrance hall  
Guest cloakroom and WC  
Snug  
Drawing room  
Kitchen/breakfast/family room  
Utility room  
Staircase to first floor

### First Floor:

Landing  
Principal bedroom with ensuite  
Bedroom two with ensuite  
Bedroom three with ensuite  
Bedroom four  
Bedroom five  
Bedroom six  
Family bathroom

### Gardens and Grounds:

Secure gated driveway  
Integral double garage  
Enclosed rear garden

Approximate gross internal floor area: 3,245 sq ft / 302 sq m

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

The property enjoys a prime location, accessible via both Rosemary Hill Road and Streetly Lane. A range of day-to-day amenities can be found in nearby Streetly village, including a convenience store, cafés, restaurants, and a variety of independent shops. Just a short drive away, Mere Green offers a wider selection of facilities, including M&S and Sainsbury's supermarkets, along with a vibrant mix of restaurants and coffee shops centred around the stylish Mulberry Walk development.

For a more extensive retail experience, Sutton Coldfield town centre features a comprehensive range of high street stores, eateries, and coffee shops within the Gracechurch Shopping Centre.

Sutton Park, located a short walk away, is one of the largest urban parks in Europe, providing an exceptional setting for walking, cycling, golf, and a variety of outdoor pursuits.

The area is exceptionally well-connected. Four Oaks offers excellent access to regional centres and the motorway network. Birmingham city centre is around 9.6 miles away, while the M6 Toll (T3) is just 6.4 miles distant, linking conveniently to the M6 and M42.

There is a wide choice of well-regarded schools in the area, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Little Aston Primary, Four Oaks Primary School, and Arthur Terry School. Prospective purchasers are advised to check directly with the Local Authority for current school catchment details.

## Description of Property

Positioned behind secure, private gates and approached via a beautifully laid brick-paved driveway, this exceptional family home offers a seamless blend of classic sophistication and modern luxury. Enveloped by lush, mature landscaping and meticulously curated borders, the property commands an enviable presence, framed by an array of stately trees and pristine lawns.

Nestled within one of Sutton Coldfield's most sought-after addresses, this superb six-bedroom detached home is a celebration of contemporary design, fine craftsmanship, and elegant family living. From the moment you step beneath the impressive entrance porch, this residence captivates with a sense of space, warmth, and refined style.

### Ground Floor:

The journey begins beneath a characterful canopy porch, where distinctive brown and cream checkered tiling sets a classic yet welcoming tone. Inside, the entrance hall showcases rich hardwood flooring and refined finishes, immediately hinting at the quality that defines the rest of the home.

A stylish guest cloakroom with grey stone mosaic tiling offers a touch of boutique sophistication. To the left, double doors lead into the snug which provides the perfect retreat—ideal for a reading room or cosy movie nights.

Single door leads into the drawing room, a wonderfully proportioned space finished in soft cream tones, centred around a statement log-burning fireplace. Full-height French doors open onto the rear terrace, offering seamless integration with the garden.

At the heart of the home is a magnificent open-plan kitchen, breakfast, and family room. Flooded with natural light from four skylights, this beautifully

styled space boasts a large central island with induction hob, integrated Neff double ovens, to the side of the ovens there is the sink with a Quooker hot water tap, surrounded by beautiful work-surfaces, stunning cabinetry and a window overlooking the rear garden, a sociable breakfast bar, and ample storage in sleek modern cabinetry. Solid oak wood flooring runs beneath a generous dining area, which leads naturally into the relaxed family lounge. Full-width bifold doors open onto a paved terrace, ideal for entertaining or enjoying quiet family moments while overlooking the vibrant, landscaped garden.

A separate utility room with external access completes the ground floor, ensuring practicality is not overlooked. An internal door also provides direct access to the generous integral double garage, fitted with electric doors.

### First Floor:

The central staircase rises to a spacious and airy first-floor landing, and six well-proportioned bedrooms.

The principal suite offers understated luxury with built-in wardrobes and a serene ensuite shower room, finished in elegant slate and chrome tones. The skylight allows natural light to pour in while offering tranquil garden views.

Bedroom two, positioned at the front of the home, is equally impressive in size and style, featuring its own ensuite bathroom and a peaceful outlook. Bedrooms three also enjoy ensuite shower rooms with chic grey tiling and contemporary fittings, making this property ideal for families and visiting guests alike.

Bedrooms four, five and six are versatile and beautifully presented—perfect for children's bedrooms, a home office, or guest accommodation. A luxurious family bathroom completes the first floor, equipped with a bathtub and an integrated TV screen, turning relaxation into a truly indulgent experience.

## Gardens and Grounds

The landscaped rear garden is a private haven. A paved entertaining terrace runs the full width of the house, perfectly positioned for alfresco dining, with a view across the manicured lawn and vibrant borders. A second seating area, framed by mature trees and flowering shrubs, offers a peaceful space to unwind.

The garden shed presents an opportunity for conversion into a home office or studio, while the secure gated frontage, brick-paved driveway, and attractive double garage provide practical and stylish solutions for modern family living.

## Distances

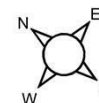
Sutton Coldfield town centre 2.4 miles  
Birmingham City Centre 9.6 miles  
Birmingham International/NEC 17.3 miles  
Lichfield 7.2 miles  
M6 (J7) 4.7 miles  
M6 Toll (T3) 6.4 miles

(Distances are approximate)





**Highbury Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2936 Sq Ft/273 Sq M**  
**Garage = 309 Sq Ft/29 Sq M**  
**Total = 3245 Sq Ft/302 Sq M**



#### Directions from Aston Knowles

From the Aston Knowles office at 8 High Street, follow the A5127 towards Lichfield Road. Follow Lichfield Road until you reach the roundabout where you'll take the second exit onto Four Oaks Road. Continue on Four Oaks Road before taking a slight left onto Streetly Lane.

#### Terms

Local Authorities: Birmingham  
 Council Tax Band: H

Average area broadband speed: 500Mbps Full Fibre

#### 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.

#### 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 April 2025  
 Particulars prepared April 2025



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

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8641910/MKB

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**

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