

29C HARTOPP ROAD  
SUTTON COLDFIELD  
B74 2QR

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### ACCOMMODATION

#### Ground Floor :

Reception hall  
Drawing room  
Dining room  
Snug  
Study  
Kitchen  
Utility room  
Cloakroom / WC  
Integral triple garage

#### First Floor (Main Landing)

Impressive landing with balcony

Principal bedroom with en suite bathroom

Bedroom 2 with en suite shower room

Bedroom 3

Bedroom 4

Family bathroom

#### First Floor (Separate Wing)

Bedroom 5

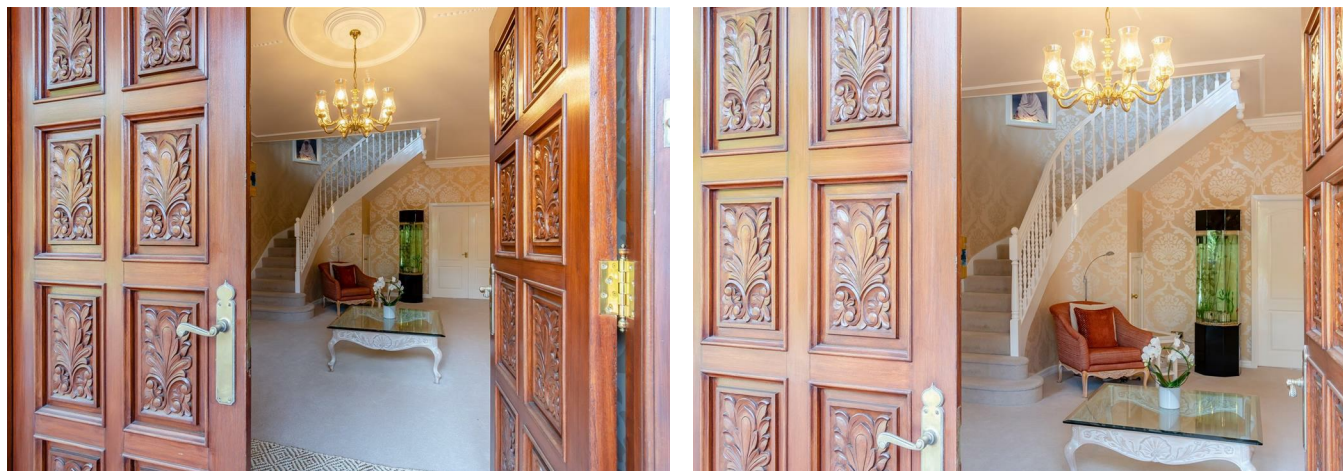
Bedroom 6

Jack & Jill Shower room

Approximate Gross Internal Floor Area: 4862 sq ft

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

Situated in a sought-after location. Everyday amenities can be found in nearby Mere Green, where M&S and Sainsbury's supermarkets are situated together with an array of restaurants and coffee shops in the recently developed Mulberry Walk.

Sutton Coldfield town centre is nearby, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

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

Schools in the area include Arthur Terry School, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

Set on one of Sutton Coldfield's most prestigious residential roads, The Lincoln is a striking detached residence offering over 4,800 sq ft of beautifully arranged living space. Elegant and classically styled, the property has been thoughtfully designed to suit modern family life, with spacious rooms, a flexible layout, and a clean, timeless interior finish.

A grand reception hall sets the tone on arrival, offering a sense of space and light that continues throughout the home. Leading off the hallway is a superb drawing room with triple-aspect windows and generous proportions, creating a wonderful space for both relaxed living and formal entertaining. Double doors open through to the dining room, which overlooks the garden and is perfectly suited for hosting larger gatherings. For everyday use, a separate snug provides a cosy and informal setting, while a well-placed study offers a quiet retreat for working from home.

At the heart of the property lies a spacious and well-equipped kitchen, with extensive cabinetry and preparation space. This room is perfectly connected to both the snug and the utility room, offering a seamless flow ideal for busy family life. The utility room provides further practical storage and leads directly through to the triple garage, which offers excellent space for vehicles or additional storage.

Upstairs, the principal bedroom suite is a standout feature of the home. Generously sized, it includes built-in wardrobes, a luxurious en suite bathroom, and French doors opening out to a private balcony that overlooks the rear garden—an ideal spot to enjoy a morning coffee or unwind at the end of the day. Three further double bedrooms are also located on this level. Two of these benefit from their own en suite shower rooms, while the fourth is served by a well-appointed family bathroom.

Accessed via a separate staircase, the additional bedroom wing offers fantastic flexibility. This area includes two further double bedrooms and a stylish shower room, making it ideal for teenagers, guests, or extended family. It could also serve as a self-contained area for an au pair, a home office suite, or creative studio space.

### Gardens and Grounds

Outside, the home is approached via a generous driveway, which provides ample off-road parking in addition to the integral triple garage. The rear garden is private and peaceful, surrounded by mature trees and planting, and provides an ideal setting for outdoor dining, entertaining, or simply relaxing with family.

Offering elegant proportions, versatile living spaces and a sought-after location close to Sutton Park, excellent schools and commuter links, The Lincoln represents a rare opportunity to acquire a beautifully maintained home in one of the region's finest settings.

### Distances

Sutton Coldfield town centre 1.5 miles

Lichfield 8 miles

Birmingham 10 miles

M6 Toll (T3) 6 miles

M6 (J6) 6 miles

M42 (J9) 9 miles

Birmingham International/NEC 15 miles

(Distances approximate)

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### Directions from Aston Knowles

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the roundabout continue onto Four Oaks Road. Then take a left turn onto Hartopp Road. You will find the property on your left-hand side at the bottom of 'Drive to the Lincoln'.

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price.





## Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: H

Average Broadband speed: 150 Mbps

## Viewings

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

## Services

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

## 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.

Photographs taken: April 2025

Particulars prepared: April 2025

## The Lincoln, Hartopp Road, Sutton Coldfield

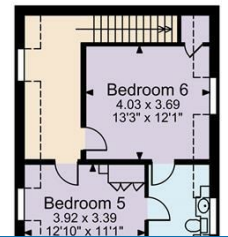
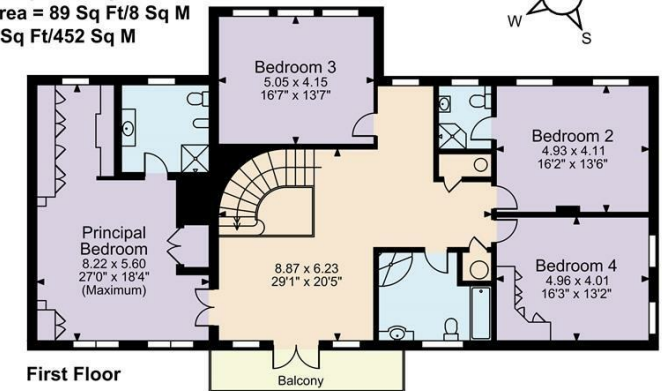
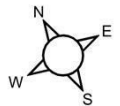
Approximate Gross Internal Area

Main House = 4361 Sq Ft/405 Sq M

Garage = 501 Sq Ft/47 Sq M

Balcony external area = 89 Sq Ft/8 Sq M

Total = 4862 Sq Ft/452 Sq M

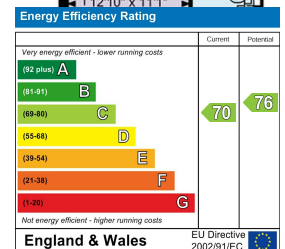


## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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