

HOLLY COTTAGE WEEFORD ROAD  
SUTTON COLDFIELD  
B75 5RF

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A Charming Country Cottage Full of Character and Elegance

### Accommodation

#### Ground Floor:

Entrance hallway

Sitting room with bay windows

Drawing room with bay windows, a fireplace and French doors opening to a porch that leads to a paved patio

Guest WC and Cloakroom

Open plan cottage style kitchen with kitchen island, second Belfast sink, ample cabinetry, and French doors opening to paved patio

Utility room with extra side access

Staircase leading to first floor

#### First Floor:

First floor landing

Steps leading to Principal bedroom and bedrooms two and four

Separate steps leading to bedroom number three

Principal Bedroom with built in wardrobes, and ensuite shower room

Bedroom number two with charming fireplace

Bedroom four with cottage style fireplace

Bedroom three with ensuite bathroom

Shower room with wash Basin

#### Gardens and Grounds:

Beautiful cottage style gardens

Charming circular summer house

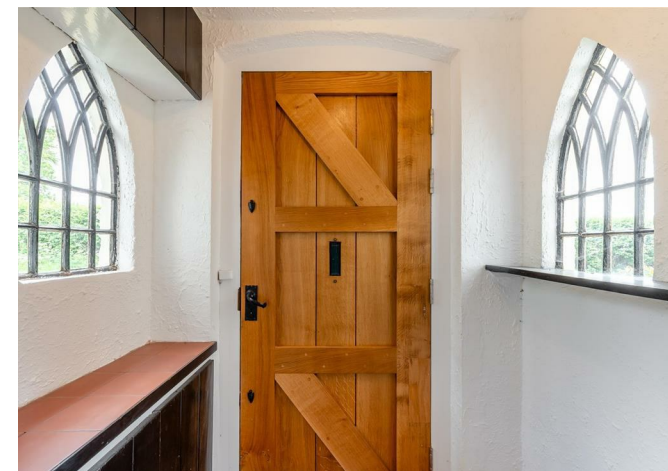
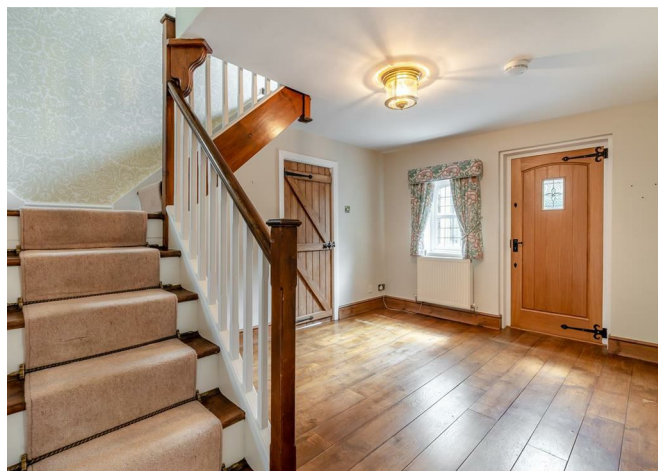
Double garage

Storage outhouse next to garage with outside toilet and storage room with stair leading to an upstairs large storage room

EPC rating: D

Approximate total floor area: 2383Sq. Ft or 222 Sq. Meters

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 the heart of Sutton Coldfield, this area is renowned for its leafy lanes, historic homes, and close-knit community atmosphere. Close proximity to a range of amenities, including shops, cafes, and restaurants, providing convenient access to everyday essentials and leisure pursuits.

Nearby schools such as Little Sutton Primary School, Moor Hall Primary School, Highclare Preparatory School and Arthur Terry School offer quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

For leisure and recreation, Sutton Park, one of Europe's largest urban parks, is just a stone's throw away, offering acres of green space, scenic walking trails, and opportunities for outdoor activities such as cycling, horse riding, and fishing. The park's tranquil lakes and woodlands provide an idyllic backdrop for relaxation and enjoyment amidst nature.

In terms of transport links, there is easy access to major roadways such as the A38 and M6 Toll, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Sutton Coldfield and Four Oaks, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

### Description of Property

Nestled in a picturesque setting, this enchanting cottage blends timeless charm with thoughtful modern touches. From the moment you step into the welcoming entrance hallway, you're embraced by a sense of warmth and classic country style.

The elegant sitting room and adjacent drawing room are flooded with natural light through graceful bay windows. The drawing room, perfect for cozy evenings or refined entertaining, boasts a charming fireplace and French doors that open onto a covered porch leading seamlessly to a beautifully paved patio, ideal for al fresco dining or morning coffee.

At the heart of the home lies an open-plan, cottage-style kitchen. With its inviting kitchen island, second Belfast sink, and generous cabinetry, it's designed for both function and gatherings. French doors once again connect the indoors with the outdoor patio, encouraging a flow between house and garden. A guest WC and cloakroom offer convenience, while a separate utility room with side access adds to the home's practical appeal.

A traditional staircase rises from the hall, leading to a split-level first floor. The landing branches off to reveal a well-considered layout: the Principal Bedroom features built-in wardrobes and a stylish ensuite shower room. Bedroom Two charms with its period fireplace, while Bedroom Four offers similar appeal with a quaint cottage-style fireplace. Steps to the other wing lead to Bedroom Three, a private retreat complete with its own ensuite bathroom. A separate family shower room with wash basin completes the upstairs.

### Gardens and Grounds

The gardens are truly something special. Designed in classic cottage style, they provide year-round colour and scent, meandering paths, and tranquil corners. A delightful circular summer house sits nestled within the grounds an ideal spot for reading or quiet contemplation.

To the side, a detached double garage provides ample parking and storage. Adjacent to it, a separate outhouse offers even more utility, complete with an outside toilet, a practical storage room, and a staircase leading to a large upstairs storage space perfect for hobbies, studio use, or simply additional storage.

### Distances

Sutton Coldfield town centre 1.8 miles  
Birmingham City Centre 14 miles  
Birmingham International/NEC 14.8 miles  
Lichfield 9.1 miles  
M6 (J7) 7.7 miles  
M6 Toll (T3) 3.9 miles

(Distances approximate)

### Directions from Aston Knowles

From the office at 8 High Street head south-east on High Street/A5127 towards Coleshill Street. Continue straight onto Coleshill Street, then turn left onto Rectory Road. After about half a mile turn left onto Bedford Road, continue for another half a mile and then turn right onto Tamworth Road. In 0.2 miles turn left onto Weeford Road.

### Terms

Tenure: Freehold

Local Authorities: Birmingham

Tax Band: H

Average area broadband: 150 Mbp







## 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.

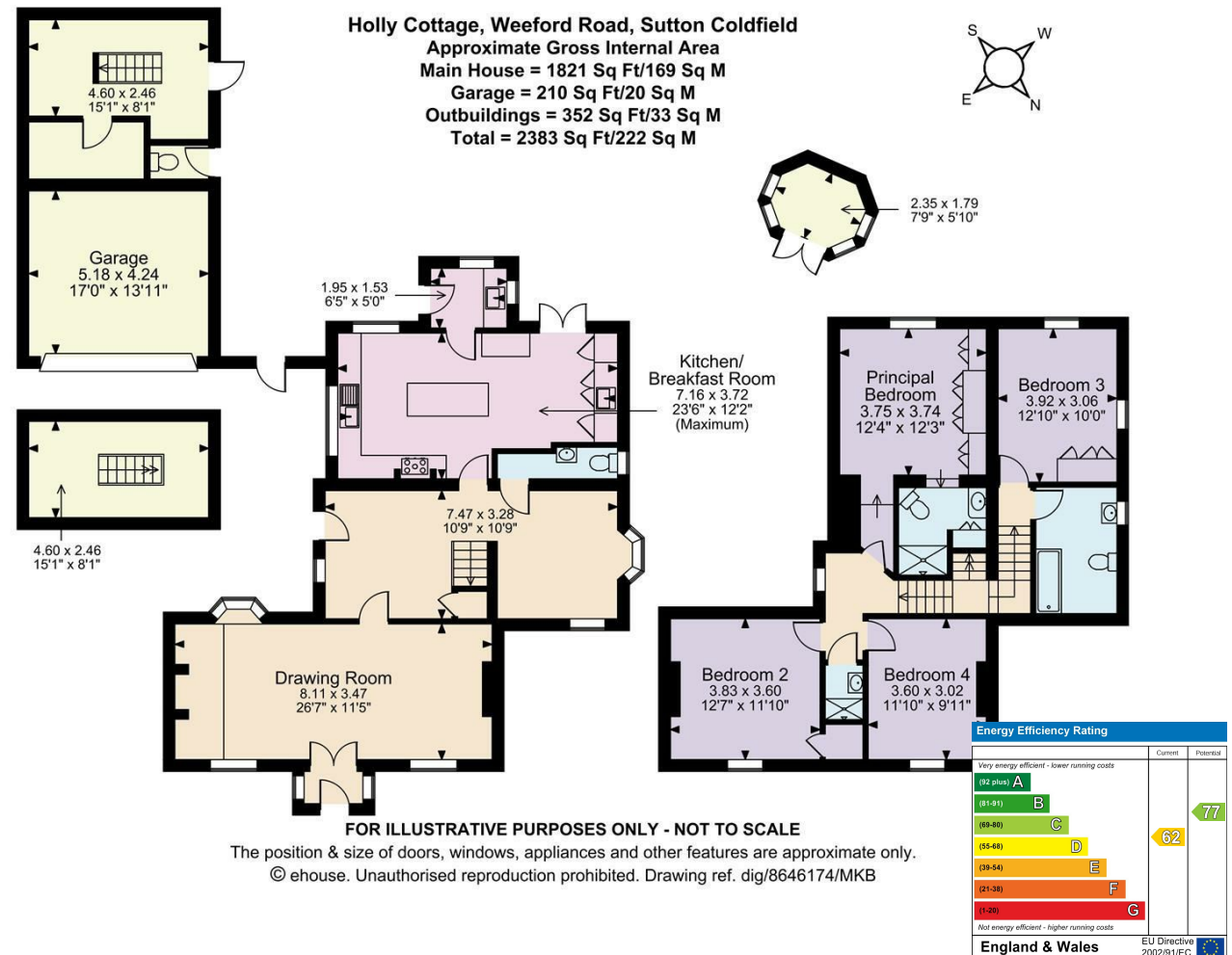
## Viewings

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.

Photographs taken: May 2025  
Particulars prepared: May 2025



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