

10 NEW HALL GRANGE CLOSE  
SUTTON COLDFIELD  
B72 1FU

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A contemporary-styled home in quiet cul de sac desirable location offering flexible space for modern family life.

### Ground Floor:

- Reception hallway
- Dining room
- Lounge
- Fitted kitchen/breakfast room
- Utility room
- Guest cloakroom with WC

### First Floor:

- Principal bedroom with ensuite
- Three further bedrooms
- Family bathroom

### Garden and Grounds:

- Double garage
- Driveway
- Lovely southerly facing rear garden

Approximate Gross Internal Area: 2020 sq ft or 187.75 sqm

EPC Rating: G

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

New Hall Grange Close is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and within easy walking distance of Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park and both Wylde Green and Chester Road train stations.

Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. Purchasers are advised to check with the council for up-to-date catchment areas.

### Description of Property

Constructed by Kendrick Homes in 2015, this thoughtfully designed and superbly appointed freehold detached family home is tucked away in a private cul-de-sac off Beech Hill Road. The property enjoys a prime location with convenient access to Wylde Green, Sutton Coldfield's wide range of amenities, outstanding local schools, excellent public transport links, and the picturesque 2,400-acre Sutton Park.

Lovingly maintained by its original owners, the property welcomes you with a covered porch that leads into a spacious and inviting reception hall, complete with handy under-stairs storage. The guest cloakroom is fitted with a modern white suite, while the formal dining room boasts a bright bay window that floods the space with natural light. The cosy living room features a striking fireplace with an electric fire, creating the perfect space to unwind.

The heart of the home is the open-plan kitchen and family room, fitted with an extensive range of cabinetry and countertops, providing plenty of workspace. Integrated appliances include a dishwasher, fridge/freezer, and a cooker with an extractor hood. A breakfast bar serves as a central gathering point, and the adjacent utility room offers additional storage space and houses the central heating boiler.

Upstairs, the bright and airy landing provides access to the loft and features a large airing cupboard for added convenience. The first floor comprises four spacious double bedrooms, three of which are equipped with fitted wardrobes. The principal

bedroom benefits from a private en-suite bathroom. The family bathroom is fitted with a contemporary white suite, including a bath and a separate shower cubicle.

### Gardens & Grounds

The exterior of the property features a spacious double garage with an up-and-over door, complimented by a block-paved driveway that provides parking. The front garden enhances the property's curb appeal with its low maintenance artificial lawn. At the rear, the beautiful garden offers a sought-after southerly aspect, making it an ideal space to relax and enjoy the sunshine.

### Directions

From the agents' High Street office, head down to Sutton Coldfield town centre via Mill Street and Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road, continue along passing through the traffic lights at the Horse and Jockey pub. Approaching Wylde Green, before the shops, turn left onto Greenhill Road then turn right onto Beech Hill Road, New Hall Grange Close is found on the left hand side.

### Distances

Sutton Coldfield - 3.0 miles  
Lichfield - 12.1 miles  
Birmingham - 6.0 miles  
Birmingham International/NEC - 10.0 miles  
M6 - 5.7 miles  
(Distances approximate)

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### Services

We understand that mains water gas and electricity are connected.

### 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.

### Terms

Tenure: Freehold  
Local Authority: Birmingham City Council 0121 303 1111  
Tax Band: G  
Average Broadband speed :Three 4G - 10Mbps average speed





### Viewings

All viewings of the property 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: January 2025  
Particulars prepared: January 2025



**Approx. Gross Internal Floor Area 2020 sq. ft / 187.75 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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**8 High Street, Sutton Coldfield, B72 1XA**

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