

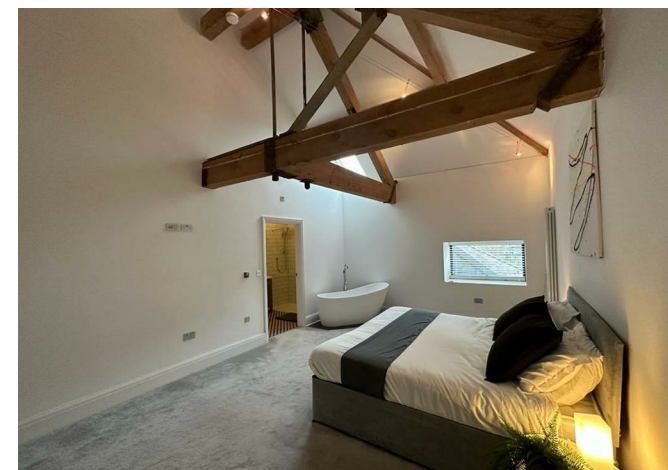
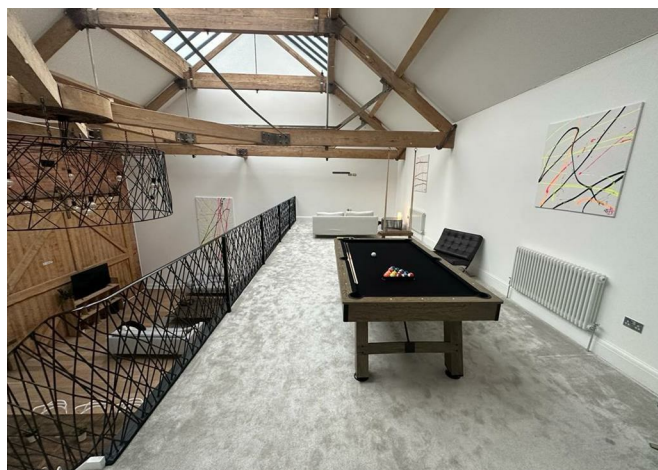
STATION SOUTH 11 THOMAS DE BEAUCHAMP
LANE
SUTTON COLDFIELD
B73 6DF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

AN EXCITING OPPORTUNITY TO LET A PIECE OF SUTTON COLDFIELD HISTORY: THE UNIQUE CONVERSION OF THE GRADE II LISTED FORMER ROYAL MAIL GOODS STATION INTO AN IMPOSING OPEN PLAN RESIDENCE.



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 located on Thomas de Beauchamp Lane, off Tudor Hill.

Sutton Coldfield train station is within walking distance and Sutton Park offers great scope for a variety of outdoor pursuits. Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops including Waitrose and Sainsbury's supermarkets.

Description of Property

The internal layout draws on the key characteristics of the original building. Original features include exposed brickwork, bare shot blasted roof trusses and beams, restored loading bay doors and the original restored railway tracks running through the building - framed by illuminated walk on glass panels. The focus of the contemporary style is the open plan living area which combine living with dining, illuminated under a canopy of natural light from the huge roof light above. A stunning 9m high vaulted ceiling creates a sense of scale and drama. Within the ground floor accommodation is the open plan kitchen/living/dining area. A smart engineered wood floor flows through the area, enhanced underfoot by the underfloor heating. The kitchen stylishly features high gloss contemporary wall and floor units surmounted with quartz work tops. A large central island with feature hanging lighting above, separates the kitchen from the living area. Integrated ceiling speakers enable you to connect and play music from any Bluetooth device.

Additional accommodation to the ground floor include a guest cloakroom, bedroom three with bathroom, bedroom four with shower room, plant room and utility. Bedroom 4 lends itself to a self-contained suite, as it can be accessed from its own dedicated ground floor access and provides for a perfect guest bedroom, au pair or granny annexe, or home office. With a 4m high vaulted ceiling and perfectly square shape the room lends itself to a multitude of uses. This

room was originally the station masters office accessed from the front of the building up a small flight of sandstone steps, complete with the original wrought iron railings.

A large mezzanine with individually designed and locally made wrought iron balcony is accessed from the open plan living accommodation and provides an ideal entertaining space or additional living area.

Description of Property cont.

Part of the extensive bedroom accommodation is accessed from the mezzanine. The master bedroom features a free-standing feature bath to the corner of the room together with a shower room. Bedroom 2 also has a shower room.

Externally, the building stands substantially in its plot with landscaped gardens to the fore of the property. Double height structural double-glazed curtain walling brings further natural light into all rooms.

Distances

Sutton Coldfield town centre 0.5 miles Lichfield 9 miles Birmingham 7 miles Birmingham International/NEC 11 miles M6 Toll (T5) 7 miles M6 (J7) 6 miles M42 (J9) 6 miles (Distances approximate)

Services

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

Directions (B73 6DF)

From the centre of Sutton Coldfield take the A5127 (Brassington Avenue) and turn left onto Park Road. At the traffic island take the second exit onto Tudor Hill. Follow the road past the park and up the hill, take the third road on the right onto Thomas de Beauchamp Lane.

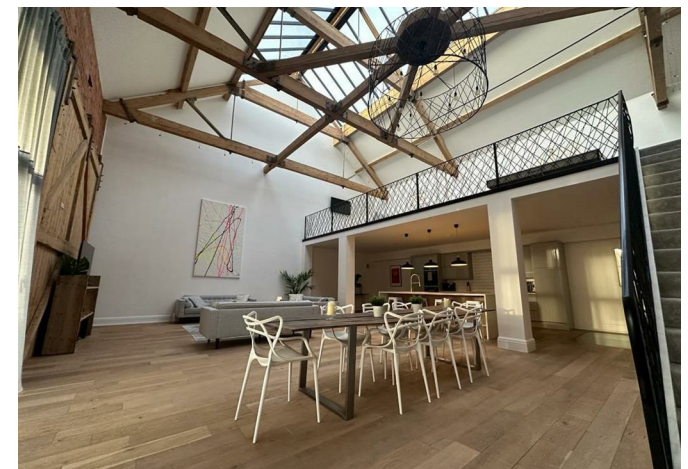
Terms

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: TBC

Viewings





All viewings of Station South are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

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

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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