

57 DUKE STREET
SUTTON COLDFIELD
B72 1RJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A contemporary four bedroom modern family home in a great location close to Sutton Coldfield town centre.

ACCOMMODATION: Ground floor: reception hall, Guest WC, fitted kitchen/breakfast area, lounge. First floor: three bedrooms, family bathroom. Second floor: master bedroom with en suite shower room. Outside: enclosed rear garden.

Approximate gross internal floor area 110.3 square meters(1187.5 square feet).

EPC Rating B



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 in a highly-regarded area of Sutton Coldfield, close to the town centre.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling, including Bishop Walsh Catholic School, Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holy Cross Catholic Primary School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Description

This beautifully presented multi-level family home offers spacious and thoughtfully designed accommodation across three floors, ideal for modern living.

Ground Floor:

You are welcomed by a bright and inviting reception hallway leading to a convenient guest WC. The stylish open-plan kitchen features two large windows overlooking the front of the property, creating a light-filled cooking and dining space. Adjacent to the kitchen is a generous dining area, perfect for family meals or entertaining. A useful storage closet adds practicality, while the spacious lounge to the rear boasts French doors opening onto a charming stone-paved patio, ideal for alfresco dining and summer gatherings. A staircase leads to the upper floors.

First Floor:

The first floor comprises three well-appointed bedrooms: Bedroom one enjoys views to the front of the property. Bedrooms two and three overlook the rear garden, with bedroom three being ideally suited as a single bedroom, nursery, or home office. A modern family bathroom and a staircase featuring a skylight continue the home's bright and airy feel.

Second Floor:

The top floor is dedicated to the impressive principal bedroom, complete with two skylights that flood the room with natural light. This tranquil space includes an en suite shower room and a generous storage/cloak closet.

Garden & Grounds

To the rear, the enclosed and secure garden offers privacy and

space to relax or play. A beautifully paved patio area provides the perfect spot for alfresco dining, while the remainder of the garden is laid to lawn—ideal for family enjoyment. The property also benefits from a generous side lawn, offering further outdoor space and potential for extending the home (subject to the necessary planning permissions), making this garden both functional and future-proof.

Distances

Sutton Coldfield 0.8 miles
Birmingham 9.5 miles
Lichfield 9.8 miles
Solihull 18.9 miles
M42 7.9 miles
Birmingham International/NEC 15.3 miles
(Distances approximate)

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Directions from Aston Knowles

Head south towards Queen Street/A5127 and exit the roundabout onto Birmingham Road/A5127. Turn left onto Holland Road then turn left onto Duke Street. 57 Duke Street can be found on the right-hand side with agents board.

Terms

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: E

Average area broadband speed: 150 Mbps

Services

Mains, water, gas and electricity 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 on 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 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 June 2025

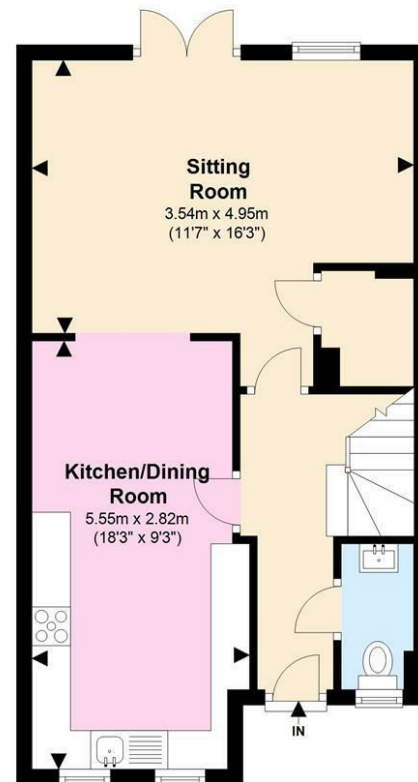
Particulars prepared June 2025

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)

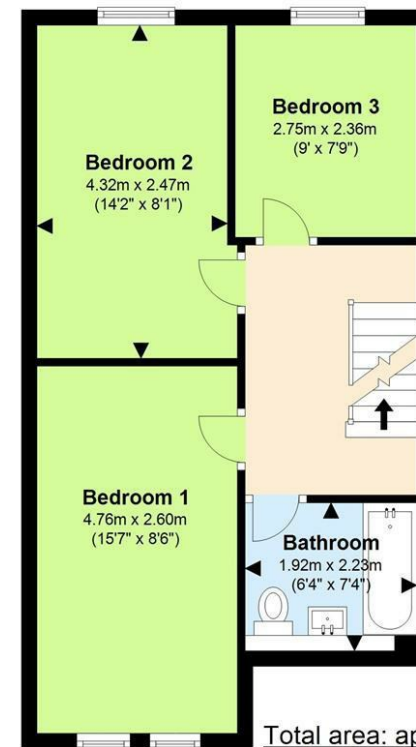


Disclaimer

This floor plan is for illustrative purposes only. Measurements are approximate only. Please check all information before making any decisions. For more information please contact the agent. Floorplan produced by Daniel Raine Ltd

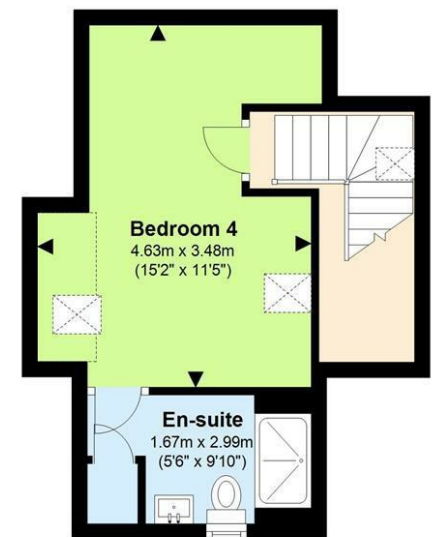
First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.9 sq. feet)



Total area: approx. 110.3 sq. m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

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