

GROVE LANE
WISHAW
SUTTON COLDFIELD
B76 9PQ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A charming three-bedroom countryside residence offering character features, generous living space, and an idyllic semi-rural setting.

****MONTHLY RENTAL AMOUNT INCLUSIVE OF UTILITY BILLS AND BROADBAND****

Accommodation Summary

Ground Floor:

- Welcoming entrance hallway with traditional styling
- Drawing room with dual-aspect windows and fireplace – perfect for formal or informal entertaining
- Separate snug/living room with character fireplace – ideal as a reading room or playroom
- Well-appointed country kitchen with ample storage, fitted units, and space for casual dining
- Utility room with garden access and space for laundry appliances

First Floor:

- Principal bedroom with feature fireplace and countryside views
- Two further double bedrooms, each with character charm and natural light
- Family bathroom with bath, separate shower, basin and WC

EPC Rating: Exempt

Approximate total floor area: 1,130 sq ft / 105 sq m

Council Tax Band: F

Tenure: Available to let on an Assured Shorthold Tenancy (AST) basis

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

Collings Farm is located along the quiet and picturesque Grove Lane in Wishaw, a desirable rural hamlet on the edge of Sutton Coldfield. The setting offers a peaceful retreat while remaining within easy reach of local towns and amenities. Just a short drive from Sutton Coldfield, Lichfield, and Tamworth, the property enjoys excellent road links to the A38, M42, and M6 Toll, offering swift access to Birmingham, the airport, and wider motorway network.

Nearby amenities include The Belfry Hotel and Golf Resort, Wishaw Country Sports, and numerous walking routes through open countryside. The location also offers access to a range of respected local schools and shopping centres.

Description of Property

Collings Farm is a beautifully presented period-style farmhouse offering generous proportions and a wealth of original features throughout. This character home combines traditional charm with modern comforts, including well-proportioned rooms, exposed beams, fireplaces, and a well-equipped kitchen.

On the ground floor, a welcoming entrance hall leads to a large, light-filled drawing room with views to the front and rear gardens. A separate snug adds further flexibility, while the kitchen offers plenty of workspace and storage. A practical utility room sits just off the kitchen and provides access to the garden.

Upstairs, the property offers three spacious double bedrooms and a well-appointed family bathroom. The principal bedroom enjoys attractive views across surrounding countryside and retains period character, as do the second and third bedrooms.

Gardens & Grounds

Externally, the property forms part of a larger rural property and benefits from use of surrounding land, off-road parking, and garden areas.

Distances

- Sutton Coldfield – 5.5 miles
- Lichfield – 6.7 miles
- Tamworth – 7.4 miles
- Birmingham City Centre – 11.5 miles

- Birmingham International/NEC – 13.5 miles
 - M42 / M6 Toll – 10 minutes' drive
- (All distances approximate)

Terms

Tenure: To let on an AST basis

Deposit: Equivalent to 5 weeks

Holding Deposit: Equivalent to 1 week's rent

Availability: Immediately

Broadband/Utilities: Tenant's responsibility

Local Authority: North Warwickshire Borough Council

Services

We understand mains electricity and water are connected. Heating is by oil-fired central heating. Private drainage (septic tank). All interested parties are advised to verify services prior to commencement of tenancy.

Fixtures & Fittings

The property is offered unfurnished. Only those items mentioned in the particulars will be included in the tenancy.

Viewings

All viewings are strictly by prior appointment with the letting 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 importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements quoted are approximate. Photographs are for illustrative purposes only and may not show items included in the tenancy.

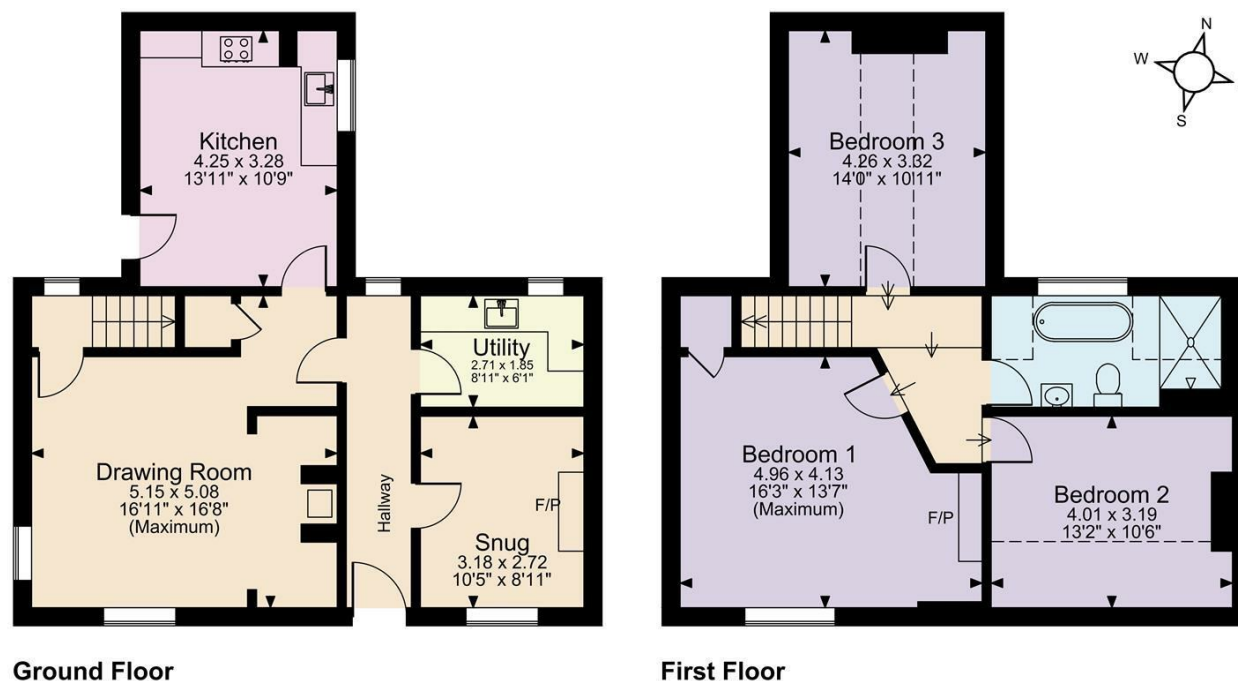
Photographs taken: June 2025

Particulars prepared: June 2025





Collings Farm, Grove Lane, Sutton Coldfield
Approximate Gross Internal Area
1130 Sq Ft/105 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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