

16 WYVERN ROAD
SUTTON COLDFIELD
B74 2PT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

SUMMARY DESCRIPTION

This substantial five-bedroom detached residence is set on one of the area's most desirable roads, offering spacious and versatile accommodation together with generous gardens that provide both privacy and scope for further enhancement.

ACCOMMODATION

Ground Floor

Oak front door with stained-glass panelling

Drawing room with bay window, fireplace and patio doors to garden

Dining room with mock-beamed ceiling and fireplace

Kitchen/dining area with NEFF appliances and patio doors to garden

Guest WC, pantry and utility room with access to garage and garden

First Floor

Principal bedroom with fitted wardrobes and en suite

Four further bedrooms (one with walk-in storage, one currently used as study)

Family bathroom with modern white suite

Gardens & Grounds

Front garden with lawn, mature borders and driveway parking

Private rear garden with patio, lawn and storage shed

Approximate Gross Internal Floor Area: 2652 sq ft

EPC Rating: D

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 a sought-after location. Everyday amenities can be found in nearby Mere Green, where M&S and Sainsbury's supermarkets are situated together with an array of restaurants and coffee shops in the recently developed Mulberry Walk. Sutton Coldfield town centre is nearby, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits. One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Arthur Terry School, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

This attractive period home combines character and charm with generous proportions and offers exciting scope for sympathetic modernisation or extension (subject to planning consent). Positioned in a sought-after residential setting, it features spacious living accommodation, a wealth of original details, and mature gardens — presenting an excellent opportunity to create a superb family residence.

Accommodation

Ground Floor

Entry is through a beautiful oak front door with stained-glass panelling, opening into a welcoming reception hall with useful storage and a guest cloakroom. The elegant Drawing Room is an inviting formal space, enjoying a deep bay window to the front, ornamental coving, and a feature brick-surround fireplace with gas fire. Patio doors open directly onto the rear garden terrace, creating a seamless flow between indoors and out — perfect for entertaining or family living. The versatile Dining Room, currently utilised as a secondary lounge, is front-facing and features a mock-beamed ceiling together with a charming brick-surround fireplace and gas fire, providing a warm and characterful atmosphere.

The generously proportioned Kitchen and Dining Area forms the heart of the home, appointed with a comprehensive range of wall and base units, integrated dishwasher, and high-quality NEFF appliances including an induction hob, oven and grill. Patio doors lead onto the rear garden, ideal for al fresco dining in the warmer months. From here, a door gives access to a secondary WC, pantry storage and a practical Utility Room, which in turn provides direct access to the garden and the integral garage.

First Floor

A central landing leads to all bedrooms and the family bathroom. The Principal Bedroom is an elegant retreat, front-facing with fitted wardrobes and its own en suite shower room. Bedroom Two, also overlooking the front, benefits from a fitted wardrobe and dressing table. Bedroom Three is a delightful dual-aspect room, while Bedroom Four enjoys generous walk-in storage. Bedroom Five is currently used as a study and overlooks the rear garden, making it an ideal home office. The Family Bathroom has been tastefully refitted with a modern white suite comprising a bath with overhead shower, WC and wash hand basin, complemented by crisp white tiling.

Gardens and Grounds

The property is set back from the road behind an attractive lawned garden with mature planting and a generous driveway offering ample off-road parking.

To the rear, the garden provides an excellent balance of relaxation and entertaining space. A paved patio, ideal for outdoor dining, overlooks a neatly lawned area bordered by mature and colourful planting. A useful storage shed is tucked away at the far end, while established boundaries offer a degree of privacy.

A double garage completes this wonderful home.

Distances

Sutton Coldfield - 0.4 miles

Lichfield - 8.2 miles

Birmingham - 7.9 miles

Birmingham International/NEC - 14.5 miles

M6 - 5.3 miles

M6 Toll - 8.3 miles

M42 - 13.2 miles

(Distances approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn left onto Wyvern Road and the property will be on your right.

Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: G

Broadband average area speed: 264 Mbps

Services

We understand that 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 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



Wyvern Road, Sutton Coldfield B74 2PT

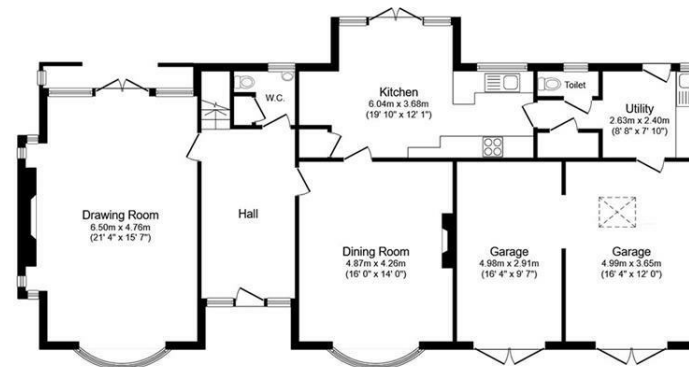


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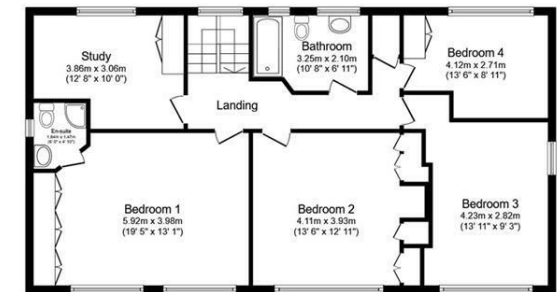
Photographs taken: July 2025
Particulars prepared: September 2025

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.



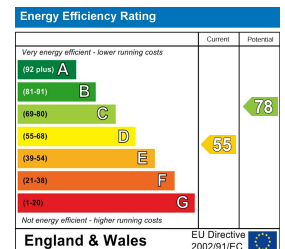
Ground Floor
Floor area 137.1 sq.m. (1,476 sq.ft.)



First Floor
Floor area 109.3 sq.m. (1,176 sq.ft.)

Total floor area: 246.4 sq.m. (2,652 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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