

12 THOMAS DE BEAUCHAMP LANE
SUTTON COLDFIELD
B73 6DF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Distinguished Family Residence of Timeless Elegance

This exceptional home combines refined architectural detail with modern comfort, offering an inviting sanctuary designed for both intimate family living and grand-scale entertaining

Ground Floor:

- Polished flooring in colours of grey and cream throughout the ground floor
- Reception Hall
- Guest WC
- Drawing room
- Study with Fireplace and two double doors opening onto the Garden room
- Garden room/ dining room/ and drawing area with full glass ceiling and French doors opening onto the rear garden patio for entertaining friends and family
- Kitchen with central Island with electric cooker hob and induction fan above and top of the range integrated appliances, storage closets and pantry, with French doors opening onto the rear garden patio for alfresco dining
- Utility room with side access to garden area
- Staircase to first floor

First Floor

- First floor landing
- Airing cupboard
- Principal bedroom with built-in wardrobes and ensuite shower room
- Bedroom number two overlooking the front of the home
- Bedroom number three with built-in wardrobes walking dressing room and ensuite shower room
- Bedroom number four overlooking front of property
- Family bathroom with stand-alone tub and separate shower

Gardens and Grounds:

- Property approached by pedestrian pathway and Tarmac driveway
- Double garage
- Immaculate façade
- Garden gate
- Rear Garden patio paved with grey and black slate stone
- Patio seating area
- Garden lawn
- Multilevel garden aided by railway sleepers
- Raised flower beds
- Mature trees
- Top of the garden decking for seating
- Garden Storage shed
- Garden open bar at top garden level by decking

EPC Rating: C

Approximate total floor area: 2537 Sq. Ft or 235 Sq. Meters

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 for access to local transport networks, schools, amenities, Sutton town centre and Sutton Park. Four Oaks and Sutton Coldfield train stations are within easy walking distance, and Sutton Park offers great scope for walking and 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.

Description of Property

Ground Floor

The residence opens into a generous reception hall with polished flooring in subtle tones of grey and cream, setting the tone for the elegance that flows throughout the ground level. To the front lies a well-appointed drawing room, while a separate study, complete with fireplace, offers the perfect retreat for work or quiet reflection. Double doors lead from here into the garden room, a stunning open-plan space bathed in natural light beneath a full glass ceiling. French doors extend seamlessly to the rear patio, creating a magnificent setting for gatherings and celebrations.

The kitchen is the true heart of the home, thoughtfully designed with a central island, electric cooker hob with induction fan, and an array of top-of-the-range integrated appliances. Ample storage, a walk-in pantry, and direct access to the patio make it ideal for both day-to-day living and alfresco dining. A practical utility room, with garden-side access, completes the ground floor.

First Floor

A staircase rises to a spacious first-floor landing, leading to four beautifully appointed bedrooms.

The principal suite features built-in wardrobes and a luxurious ensuite shower room. Bedroom two overlooks the front of the property, while bedroom three boasts a walk-in dressing room, fitted wardrobes, and an additional ensuite. Bedroom four, also front-facing, is generously sized and well-lit. A family bathroom with a freestanding tub and separate shower completes the upper floor.

Gardens and Grounds

The property is approached via a pedestrian pathway and a tarmac driveway leading to a double garage. The manicured exterior presents an immaculate façade framed by mature planting and a welcoming garden gate. To the rear, a beautifully landscaped, multi-level garden awaits. A slate-paved patio offers a stylish space for outdoor dining and

relaxation, while raised flower beds, railway sleepers, and a lush lawn provide structure and greenery. Mature trees offer privacy and shade, and at the uppermost level, a decking terrace creates a perfect vantage point for evening gatherings. Enhancing the entertaining possibilities, a garden bar sits alongside the decking, complemented by a discreet storage shed for convenience.

Distances

- Sutton Coldfield Town Centre ½ mile
- Lichfield 8 miles
- Birmingham 8 miles
- Birmingham International/NEC 13 miles
- M6 Toll (T5) 5.5 miles
- M6 (J7) 7 miles
- M42 (J9) 7 miles

(Distances approximate)

Directions from Aston Knowles

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, Thomas de Beauchamp Lane can be found towards the top of the road on the right-hand side.

Terms

- Tenure: Freehold
- Local authority: Birmingham City Council
- Tax band: G
- Average area broadband speed: 74 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

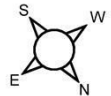
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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



Thomas De Beauchamp Lane, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2196 Sq Ft/204 Sq M
Garage = 294 Sq Ft/27 Sq M
Outbuilding = 47 Sq Ft/4 Sq M
Total = 2537 Sq Ft/235 Sq M

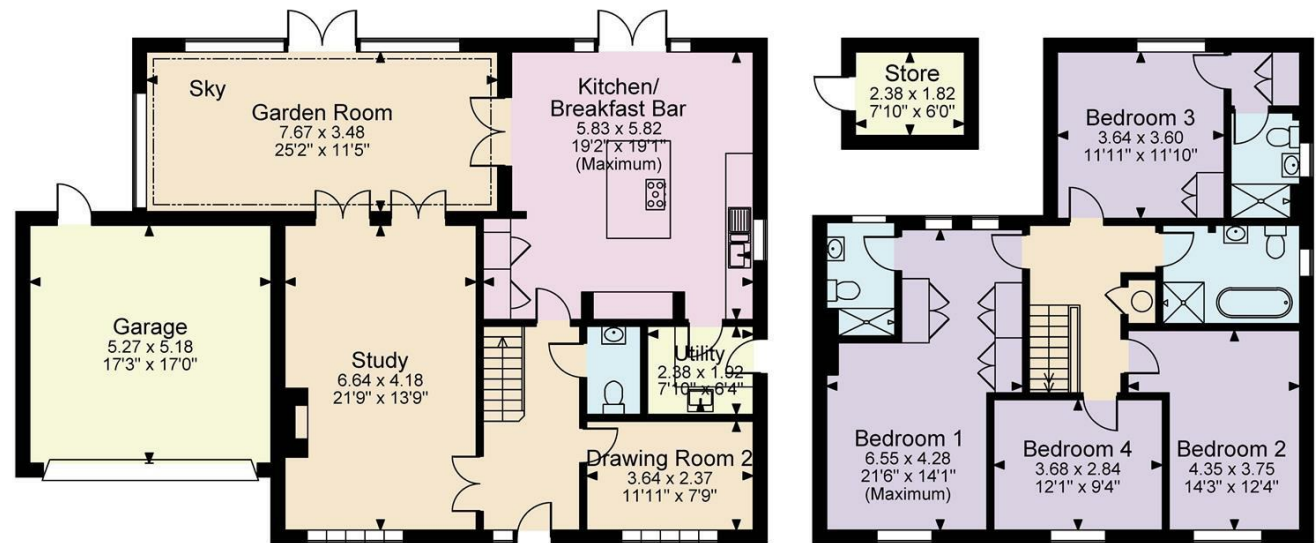


obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

- Photographs taken September 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.

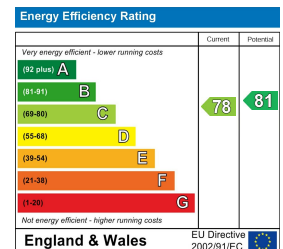


Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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