

1 BURNETT ROAD  
SUTTON COLDFIELD  
B74 3EL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Nestled just a stone's throw away from Sutton Park, this refurbished semi-detached 3-bedroom home offers a perfect blend of comfort and convenience. Boasting ample space for families, this charming residence is ideally situated within close proximity to a range of amenities.

## ACCOMMODATION

Ground Floor:

Entrance hallway

Shower room

Dining room

Drawing room

Kitchen

Utility room

First Floor:

Landing

Principal bedroom

Bedroom 2

Bedroom 3

Family bathroom

Garden and Grounds:

Garage

Block paved drive with ample parking and lawn area

Laid to lawn rear garden with patio area

Shed in rear garden

Approximate Gross Internal Floor Area: 1404 sq. ft (131 sq. m)

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

Nestled in one of Sutton Coldfield's esteemed areas, this property is surrounded by a wealth of amenities and attractions. Families will find reputable educational options nearby, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield town is just a short distance away, providing residents with a diverse array of shops, supermarkets, and dining options. Sutton Park is within walking distance and is one of Europe's largest urban parks, which offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games.

With excellent transportation links to major roadways such as the M42, M6, and M6 Toll, as well as proximity to Birmingham International Airport and the NEC, residents enjoy easy connectivity for commuting and travel.

## Description of Property

As you step into the property, you're welcomed into a bright and airy entrance hallway, creating an inviting atmosphere. Conveniently located off the hallway is a well-appointed shower room, complete with a shower cubicle, WC, and sink, offering added convenience for occupants and guests alike.

To the right of the entrance hallway is the spacious dining room, boasting a central wood fire with a surround mantle. Large bay windows flood the room with natural light, creating an inviting ambiance that's perfect for formal dining or additional seating, depending on the occupants' preferences.

Adjacent to the dining room is the drawing room, characterised by its generous proportions and abundant natural light streaming in through the double patio doors leading to the rear garden patio area. Here, you'll find another charming wood fire with a surround mantle, adding warmth to the space while providing a seamless indoor-outdoor flow.

Straight ahead from the entrance hallway is the kitchen. Overlooking the rear gardens, the kitchen features stylish dark tiled flooring, complemented by white cabinetry and oak worktops. With ample storage space and appliances including an integrated double oven and gas hob with an overhead extractor. Additionally, there's room for a family dining table, making it the perfect spot for enjoying meals together.

Conveniently adjacent to the kitchen is the utility room, offering additional space for laundry appliances and can be used as a multifunctional room to suit the occupants' needs. With access to the rear garden and garage, this versatile space adds to the practicality and functionality of the home.

Ascending to the first floor, the principal bedroom, located straight ahead, offers views of the front of the house and ample space for relaxation. Bedrooms 2 and 3, situated at the back of the property, enjoy views of the rear gardens, and are generously proportioned, providing comfortable accommodations for occupants.

The family bathroom, situated on the right, features a white suite with a WC, bathtub with an overhead shower, and a sink.

## Gardens and Grounds

As you approach the property, you are greeted by a block-paved driveway offering convenient parking space, complemented by a lawn area. The front garden is thoughtfully bordered by hedges, providing a sense of privacy. Additionally, there is a garage accessible from the driveway, offering the flexibility of extra parking space or serving as a storage solution to meet various needs.

Stepping into the rear garden, the expansive lawn area is the focal point, providing ample space for outdoor activities and leisurely pursuits. Surrounding the garden are mature hedges and trees. There is also a stone patio area, offering a spot to relax and for alfresco dining.

## 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, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Ln/B4151, at the roundabout take the 1st exit onto Thornhill Rd/B4138, turn right onto Burnett Rd and the property will be on your left.

## Distances

Four Oaks Train Station - 2.6 miles  
Sutton Park - 0.2 miles  
Sutton Coldfield - 3.1 miles  
Lichfield - 7.8 miles  
Birmingham - 7.8 miles  
Birmingham International/NEC - 14.7 miles  
M6 - 4.7 miles



**Burnett Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1222 Sq Ft/114 Sq M**  
**Garage = 182 Sq Ft/17 Sq M**  
**Total = 1404 Sq Ft/131 Sq M**



M6 Toll - 11.5 miles

(Distances approximate)

**Terms**

Tenure: Freehold  
 Local Authority: Lichfield Council  
 Tax Band: E  
 Broadband average area speed: 500 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878. These particulars are intended only as a guide and must not be relied upon as statements of fact.

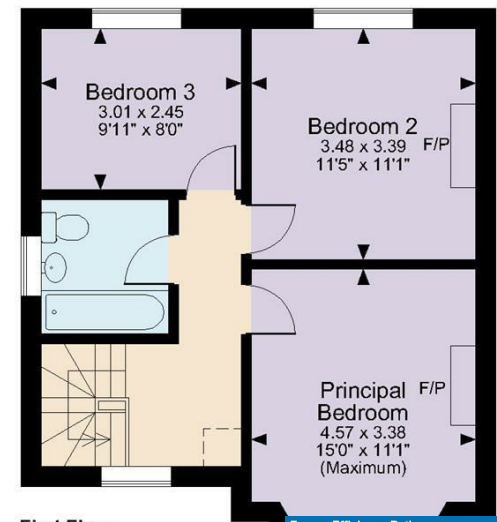
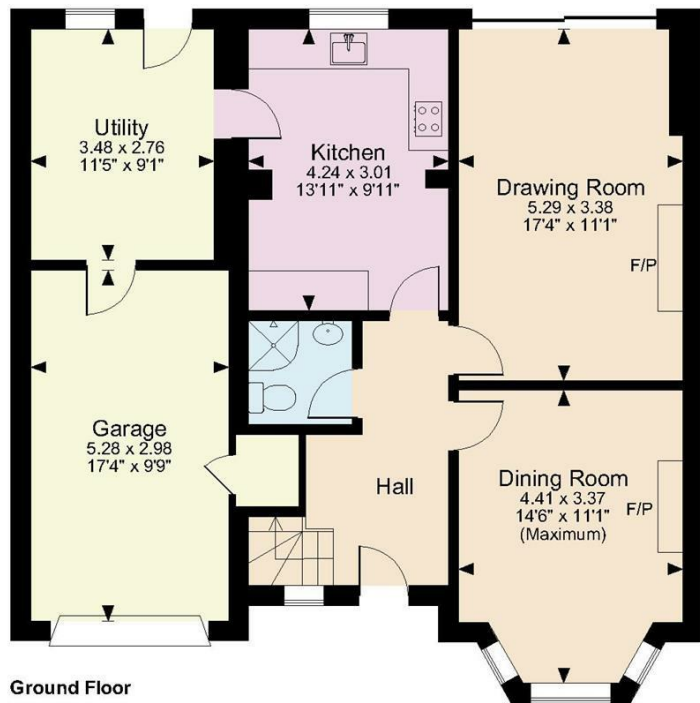
**Services**

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

**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 general information, and it cannot be inferred that any item shown is included in the rental.

Photographs taken: February 2024  
 Particulars prepared: February 2024



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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