

7 AULTON ROAD
SUTTON COLDFIELD
B75 5PU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Charming Ground Floor Flat with Private Garden

Reception Hallway

Living room having access to rear garden and granting access to gally kitchen

Kitchen with integrated appliances

Hallway storage/ airing cupboard

Principal Bedroom with built-in-wardrobe

Bedroom number two with built-in wardrobe

Shower room

Gardens and Grounds:

Out-side storage closet

Fenced and secure rear garden with Astroturf lawn and patio for alfresco dining and entertaining

EPC Rating: C

Approximate total floor area: 779 Sq. Ft or 72 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

Ideally situated in a popular residential area close to Mere Green in Sutton Coldfield, local amenities are abundance and there are an excellent selection of primary and secondary schools including Little Sutton Primary School, Moor Hall Primary School, St Joseph's Primary School, The Arthur Terry School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling. In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

?Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Description of Property

Nestled in a desirable setting, this delightful ground floor flat combines comfort, convenience, and character in equal measure. A welcoming reception hallway leads through to a bright and spacious Living room, which opens directly onto the private rear garden — perfect for relaxing or entertaining. From here, a well-appointed galley kitchen offers a range of integrated appliances, blending practicality with modern style. The property benefits from excellent storage, including a handy hallway airing cupboard, ensuring every inch of space is well used. There are two generous bedrooms, each featuring built-in wardrobes, while the modern shower room adds a touch of contemporary comfort.

Outside, the fenced and secure rear garden is designed for easy maintenance, featuring an Astroturf lawn and patio area, ideal for alfresco dining and summer gatherings. An outside storage closet provides additional space for garden essentials. Offering both

elegance and ease of living, this charming flat makes a wonderful home for those seeking a peaceful retreat with all the conveniences of modern living.

Distances

Sutton Coldfield 2.2 miles
Lichfield 8.7 miles
Birmingham 9.8 miles
M6 10.0 miles
Birmingham International/NEC 14.0 miles

Distances approximate)

Directions from Aston Knowles

From Aston Knowles Estate Agency, head south-east on High St/A5127 towards Coleshill St. Turn right at the 1st cross street onto High St/A5127. At the roundabout, take the 3rd exit onto Lichfield Rd/A5127. Turn right onto Jordan Rd. Turn right onto Mere Green Rd/B4151. Drive to Aulton Rd. Turn right onto Aulton Rd. Your destination is on the left.

Terms

Local authority: Birmingham City Council
Tax band: C

Average area Broadband speed: 150Mbps, 500 to 900 Mbs also available

Services

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

Fixtures and Fittings

Only those items mentioned in the particulars are to be included.

Viewings

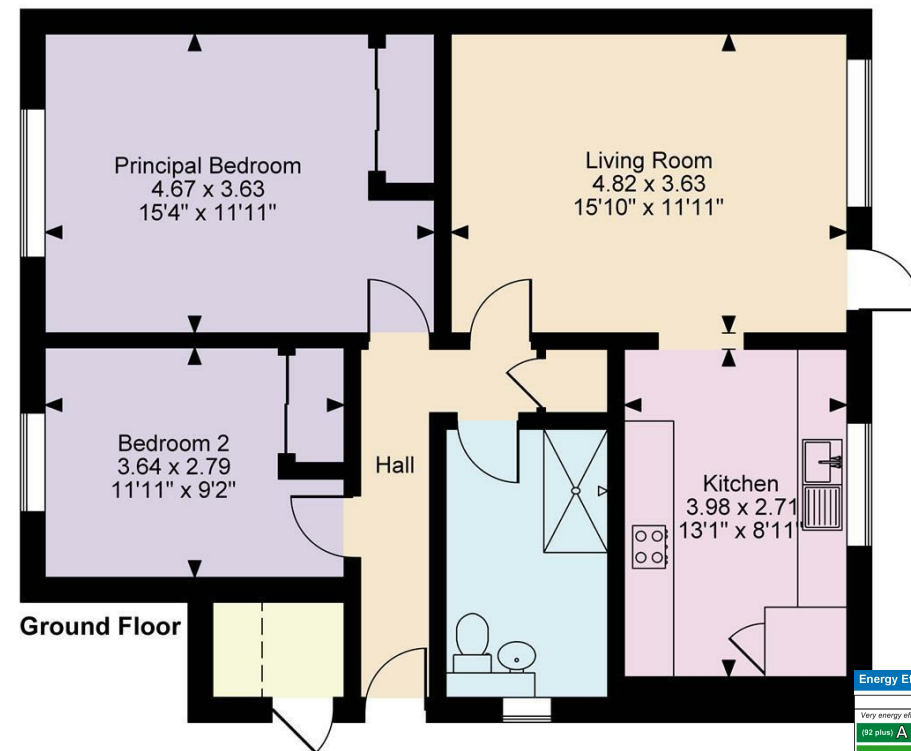
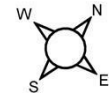
All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

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

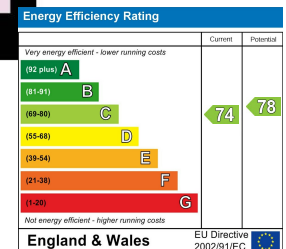


Aulton Road, Sutton Coldfield
Approximate Gross Internal Area
779 Sq Ft/72 Sq M
Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Photographs taken: October 2025
Particulars prepared: October 2025

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