

4 BEECH HILL CLOSE
SUTTON COLDFIELD
B72 1BF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A contemporary styled, executive five-bedroom family home in a desirable location with detached garden entertainment room.

Ground Floor:

Reception hallway

Drawing room

Fitted kitchen/family/breakfast room

Utility

Dining room

Study/family room

Guest cloakroom

First Floor:

Master bedroom with en-suite

Guest bedroom with en-suite

Three further bedrooms

Family bathroom

Garden and Grounds:

Double garage

Driveway

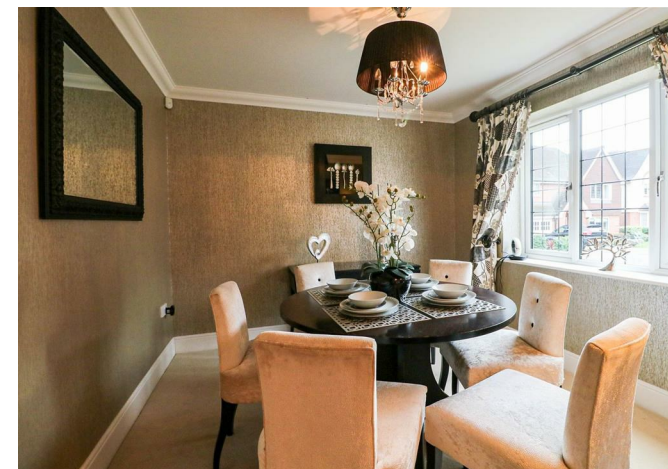
Rear garden

Detached bar/games room

Approximate Floor Area: 2,827 sq ft (263 sq m)

EPC Rating: C

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

Beech Hill Close is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and within easy walking distance of Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park and Chester Road train station.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. Purchasers are advised to check with the council for up to date catchment areas.

For leisure, nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

Description of Property

This attractive family home is set in a desirable location close to local amenities. The welcoming entrance leads into the reception hallway opening up into the main reception areas and with guest cloakroom leading off.

A study is located towards the front of the home, creating an ideal space for working from home away from the main living space.

The dining room is located towards the front of the home and looks out over the front of the property. The drawing room is located to the rear and features double French doors with aspect and leading out to the rear garden.

The extended kitchen/family/breakfast room is the heart of the home and is incredibly well presented. The kitchen features a variety of white gloss wall and floor units with a built-in dishwasher, gas hob with extractor above, double oven, and microwave, as well as a fridge freezer. A kitchen island allows for additional work and storage space. A utility is located just off the kitchen, from here the side of the property can be accessed.

There is ample space for an informal dining area and nook for

after-dinner drinks and relaxing. Double doors lead out to the garden.

To the first floor is the splendid master bedroom suite which has been extended in recent years. The spacious suite with rear aspect features a dressing area with built-in wardrobes and an en-suite shower room. The guest bedroom with front aspect also features an en-suite shower room. Three further bedrooms, two with built-in wardrobes, together with a well-appointed family bathroom complete the first-floor accommodation.

Gardens and Grounds

The property benefits from a detached double garage with side access, as well as a block-paved driveway, and an enclosed rear garden.

One of the added features of the property is the expensively fitted entertainment room, the brick-built garden room features a stunning bar with games area and has bi-folding doors. An ideal space for entertaining, with the added flexibility of being used alternatively as a home office or gym.

Distances

Sutton Coldfield town centre 3 miles
Birmingham 6 miles
Lichfield 12.1 miles
Birmingham International/NEC 10 miles
M6 (J6) 5.7 miles
(Distances approximate)

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Services

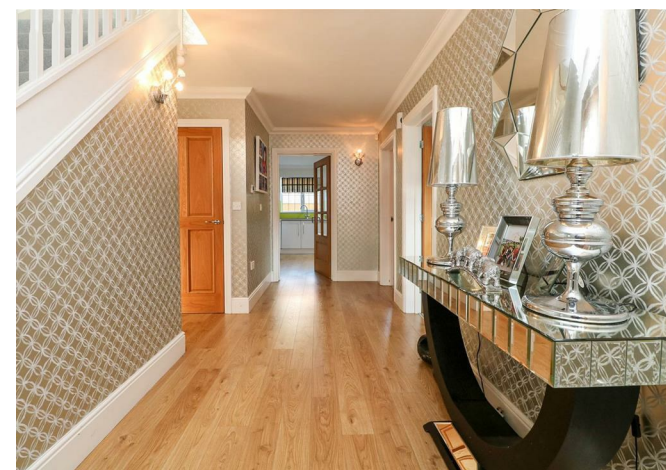
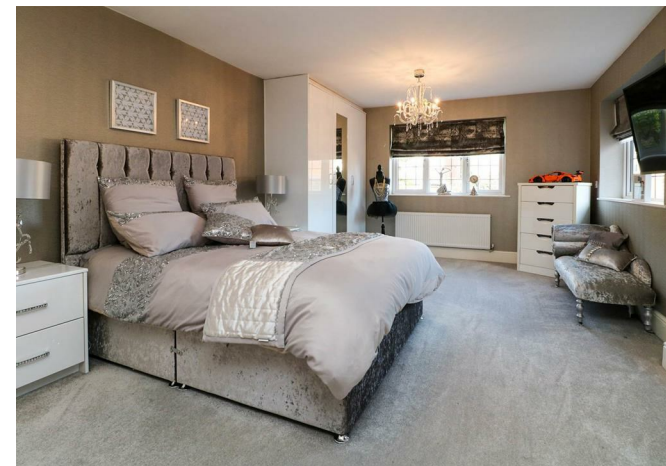
We understand that mains water, drainage, electricity, and gas are connected.

Directions

From the agents' High Street office, head down to Sutton Coldfield town centre via Mill Street and Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road, continue along passing through the traffic lights at the Horse and Jockey pub. Approaching Wylde Green, before the shops, turn left onto Greenhill Road then turn right onto Beech Hill Road.

Terms

Tenure: Freehold





Local Authority: Birmingham City Council
Tax Band: G

Fixtures & 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.

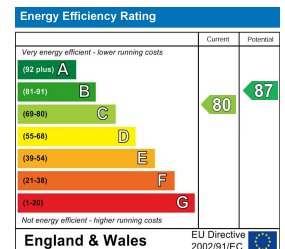
Viewings: All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield via 0121 362 7878.

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



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