

22 DRIFFOLD
SUTTON COLDFIELD
B73 6HT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Accommodation

Ground floor:

Reception Hall

Warm oak flooring throughout the ground floor

Dining room/lounge with focal point fireplace and large bay windows

Integral study/ storeroom with separate access door at front of property

Guest WC/ cloakroom

Family room with log-burner fireplace and French doors opening to the rear garden patio for entertainment and relaxation

Kitchen/ breakfast and informal dining room with stone tiled flooring, the mix of electric and gas appliances, French doors opening onto the rear garden patio for alfresco dining.

Utility room with storage

Staircase leading to first floor

First Floor:

Generous first floor landing

Warm oak flooring throughout the first floor and most bathrooms

Principal bedroom with bay windows and ensuite bathroom

Bedroom number two with French windows and balcony overlooking the rear garden

Bedroom number three

Family bathroom with separate shower

Staircase leading to second floor

Second floor:

Second floor landing

Bedroom number four with storage closet, balcony overlooking the rear garden and ensuite shower room

Gardens and Grounds:

Gravel private driveway

Stone paved entry way to the home

Front door with stain glass panes and exposed bricks on top

Brick privacy wall in rear garden

Expansive wooden deck/patio

Brick archway leading to large laid to lawn area

Fish and wildlife pond

Green house

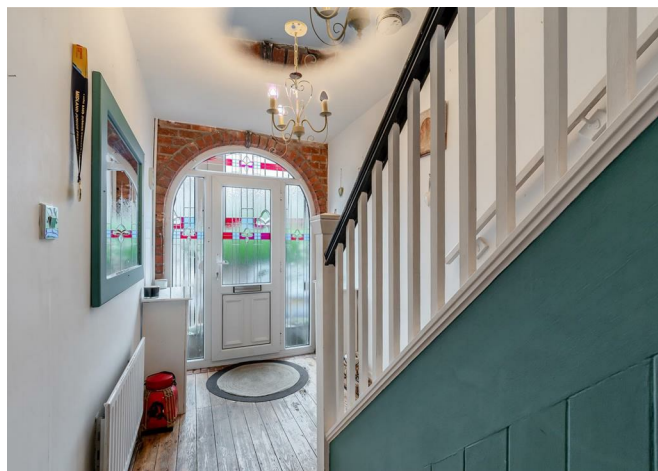
Water feature surrounded by circular stone seating area and stone paved ground

Pathway leading to large wooden cabin summer house

EPC Rating: C

Approximate total floor area: 1768.4 Sq. Ft or 164.3 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

The property is situated in the well-regarded Maney area of Sutton Coldfield meaning it is just a few minutes' walk away from the amenities of the town centre. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham and is approximately 7 miles away. The property is a short distance from Sutton Coldfield train station and town centre.

The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, and provides an excellent place to shop and relax, with various shops and restaurants to choose from. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses in Boldmere and Streetly.

Schooling includes Maney Hill Primary School, St Joseph's Catholic Primary School, Plantsbrook 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

Welcome to this beautifully appointed family home, where classic charm meets modern comfort across three well-designed floors. From the moment you arrive via the private gravel driveway and step onto the elegant stone-paved entryway, the home makes an unforgettable impression. A handsome front door, adorned with stained glass panes and framed by exposed brickwork, opens into a spacious reception hall, setting the tone for the refined interiors to come.

Throughout the ground floor, rich warm oak flooring flows seamlessly, enhancing the sense of space and continuity. The dining room/lounge is a true heart of the home, featuring a striking focal-point fireplace and expansive bay windows that bathe the space in natural light. Just off the main hall, a guest cloakroom/WC offers convenience for visitors, while a versatile study/storeroom with its own private entrance presents an ideal spot for working from home or extra storage.

The family room is a cozy retreat, centred around a rustic log-burner fireplace, with elegant French doors opening out onto the rear garden patio, perfect for evening relaxation or weekend gatherings. The stylish kitchen/breakfast room, fitted with both gas and electric appliances, offers a charming blend of stone-tiled flooring and ample space for informal dining. Its French doors also lead to the rear garden, ideal for alfresco meals during warmer months. A utility room with generous storage completes the ground floor, ensuring practicality without compromising style.

Ascending the oak staircase to the first floor, you're greeted by a generously proportioned landing, continuing the theme of warm oak flooring throughout. The principal bedroom impresses with its beautiful bay windows and a private ensuite bathroom, creating a restful haven. Bedroom two enjoys serene views over the garden from its balcony and French windows, while bedroom three offers flexibility for family or guests. The family bathroom is tastefully designed, featuring both a bath and a separate shower for added comfort.

A second staircase leads to the top floor, where the fourth bedroom offers a

private sanctuary with its own storage closet, ensuite shower room, and a charming balcony that overlooks the rear garden, perfect for quiet reflection or morning coffee.

Gardens and Grounds

Outside, the gardens and grounds are a true retreat, designed with both beauty and function in mind. The rear garden is enclosed by a brick privacy wall, with an expansive wooden deck and patio area ideal for entertaining. A graceful brick archway leads to a lush lawn area, bordered by mature trees and shrubs, and punctuated with charming features like a fish and wildlife pond, greenhouse, and a water feature encircled by stone seating. A winding pathway leads to a spacious wooden cabin summer house, offering a peaceful escape or creative space tucked within nature.

This home is more than a place to live, it's a place to truly belong, with every detail thoughtfully crafted for comfort, elegance, and lasting enjoyment.

Distances

Sutton Coldfield town centre 1.4 miles

Birmingham City Centre 7.2 miles

Birmingham International/NEC 11 miles

Lichfield 10.5 miles

M6 (J7) 6.0 miles

M6 Toll (T3) 5.4 miles

(Distances are approximate)

Directions from Aston Knowles

From the office at 8 High Street, follow the A5127 Mill Street towards Lower Queen Street. Take a slight right onto Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road before turning right onto Driffold.

Terms

Tenure: Freehold

Local Authorities: Birmingham

Tax Band: E

Broadband Average speed in area: 150 Mbps

Services

We understand that mains water, drainage, electricity, and gas 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

Important notice

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 all 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 June 2025
Particulars prepared June 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.



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

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