

15 SIGNAL HAYES ROAD
SUTTON COLDFIELD
B76 2RP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This three-bedroom part renovated link detached home offers ample space for occupants, along with the added convenience of off-road parking and an enclosed rear garden, located within easy reach of amenities in Wylde Green.

ACCOMMODATION

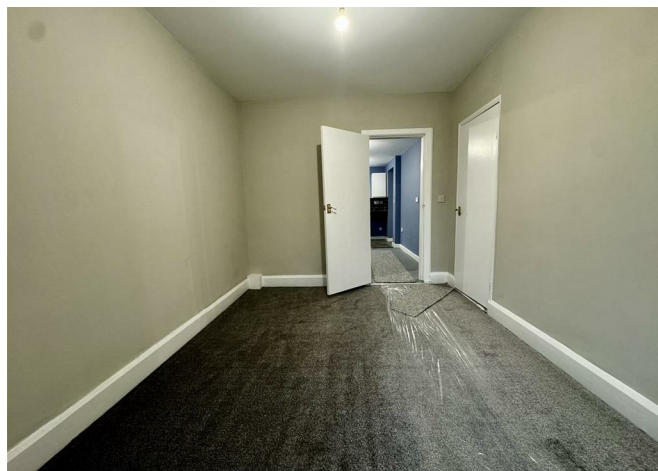
Ground Floor:
Entrance hallway
Lounge
Dining Room
Study/Playroom
Kitchen

First Floor:
Landing
Three Bedrooms
WC
Bathroom

Garden and Grounds:
Front Garden
Off Road Parking
Rear Garden

EPC Rating

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

Signal Hayes Road, located in Sutton Coldfield's Walmley area, is in a quiet, well-connected neighbourhood known for its community spirit, good schools, and proximity to local green spaces and essential amenities. This area combines a suburban feel with easy access to urban conveniences and outdoor leisure.

Walmley Village is just minutes away, and offers a range of local shops, cafes, and essential services, including a pharmacy, a post office, and small supermarkets. This local hub is ideal for day-to-day shopping and has a friendly, community-focused feel. New Hall Valley Country Park nearby is a scenic park providing over 198 acres of green space with walking and cycling trails, wildlife habitats, and historical sites, including the New Hall Mill. It's popular for families, nature enthusiasts, and dog walkers.

Local schools include: The Deanery Church of England Primary School and Bishop Walsh Catholic School.

Signal Hayes Road also has convenient access to major roads, such as the A38 and M6 Toll, making it ideal for commuters.

Distances

Sutton Coldfield Town Centre 2 miles

Birmingham City Centre 7 miles

Birmingham International Airport/NEC 10 miles

Lichfield Approximately 10 miles

M6 (Junction 7) 6 miles

M6 Toll (T3) 8 miles

These distances are approximate and can vary slightly depending on specific routes taken and traffic conditions.

Description of Property

Welcome to 15 Signal Hayes Road, a charming and spacious link-detached home available for both short- and long-term lets. This beautifully semi-renovated property boasts modern new floor coverings throughout, bringing a fresh and contemporary feel to this inviting home.

Upon entering through the main front door, you're greeted by a welcoming entry hall that leads you into the heart of the property. The ground floor offers versatile living space with two well-proportioned reception rooms at the front—ideal for a cozy living area and perhaps a study or formal dining room. Toward the rear, a third reception room offers additional space for relaxation or entertaining, and it connects seamlessly with a stylishly refitted kitchen. The kitchen overlooks the enclosed private garden, making it perfect for anyone who loves natural light and an indoor-outdoor flow.

Upstairs, the first floor features three comfortable bedrooms, each offering ample space and light, along with a newly refitted separate toilet and a modern bathroom equipped with a shower for convenience.

Services

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

Terms

Tenure: Freehold

Local Authorities: Birmingham

Tax Band: E

Viewings

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

Disclaimer

Important notice

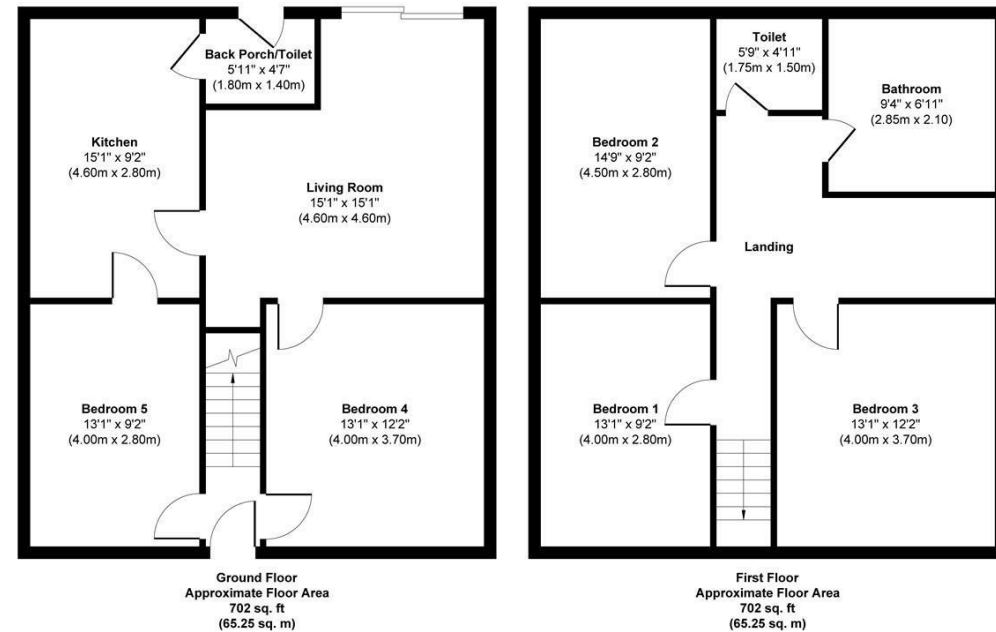
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars 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 November 2024

Particulars prepared November 2024



Signal Hayes Road



Approx. Gross Internal Floor Area 1404 sq. ft / 130.50 sq. m

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 plus) 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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