

12 RIDGEWOOD DRIVE  
SUTTON COLDFIELD  
B75 6TR

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A Polished and Sophisticated Home with Trendy Accents

### Accommodation

#### Ground Floor:

Integrated double garage

Drawing room with cream marble flooring and double doors opening to the spa room

Spa Room with marble flooring and hot tub/ Jacuzzi and double doors opening onto a private garden patio

Staircase giving access to first floor

Storage Closet

Hallway/Cloak area

Guest WC

#### First Floor:

Entrance doorway with steps up to reception hall

Second guest WC

Cloak Closet

Principal Bedroom with Juliet balcony and built-in wardrobe

Stairs Down to ground floor

Dining Room with black marble flooring, giving access to kitchen

Open plan Kitchen integrated appliances and under cabinet lighting and Arch-top windows, polished black marble kitchen floor allowing access to enclose porch

Porch with Arch-top windows and sliding doors

Orangery with full Lantern style glass roof and polished cream marble flooring, two French Doors opening onto Juliet balconies

Steps up to Second floor

#### Second Floor:

Airing Cupboard

Bedroom number two with ensuite shower room

Bedroom number three with walk-in dressing room

Bedroom number five with views of the front of the home

Bedroom number four with built-in wardrobe

Family Bathroom with separate shower

#### Gardens and Grounds:

Block-paved driveway with generous parking spaces

Steps up to the first floor and entrance

Low maintenance rear narrow garden with end-to-end paved pathway, and an area of Lawn

Mint Green Garden room with lantern style skylight and French doors currently used as an office studio

Steps up to and through double French doors with Arch-top design into the single garage

#### EPC Rating: C

Approximate total floor area: 2697 Sq. Ft or 250 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

Located nearby to Sutton Park, one of Europe's largest urban parks with opportunities for golf, walking and a range of other outdoor activities. The property is close to the redevelopment shops and restaurants that Mere Green has to offer as well as Sutton Coldfield town centre, Four Oaks train station, bus links to Sutton Coldfield town centre and Birmingham City Centre. A GP surgery is also conveniently located within close proximity to the property

Schooling in the area includes Arthur Terry School, Coppice primary school, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Hill West Junior School and St Joseph's Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

This residence exemplifies a refined balance between modern sophistication and bold individuality — a home where elegance meets artistic flair. Every level of the property has been thoughtfully designed to integrate luxurious finishes, playful details, and functional harmony, creating an inviting yet striking living environment.

### Ground Floor

Upon arrival, the integrated double garage immediately sets a tone of practicality paired with sleek design. Polished flooring and contemporary storage solutions maintain a sense of order and refinement, while subtle touches — such as ambient lighting or a vibrant art installation — introduce a hint of personality. Stepping into the drawing room, one is greeted by a sense of grandeur and light. The cream marble flooring creates a serene backdrop that allows for both traditional and modern furnishings. Double doors open gracefully into the spa room, creating a seamless flow between spaces and evoking the atmosphere of a luxury retreat. The spa room itself is a sanctuary of calm, featuring matching marble flooring and a built-in hot tub/Jacuzzi illuminated by soft LED lighting. Beyond the glass doors lies a private garden patio — an intimate outdoor haven surrounded by natural textures. Here, the fusion of indulgence and tranquility defines the home's underlying philosophy: comfort elevated by design. Adjacent to the main living areas, a thoughtfully designed hallway leads to a cloak area, storage closet, and a stylish guest WC. The powder room, though compact, stands out with its black marble basin, gold fittings, and perhaps a playful wallpaper — a perfect expression of understated glamour. Each corner of the ground floor is curated with intention, blending functionality with an effortlessly polished aesthetic.

### First Floor

Ascending to the first floor, the entranceway opens onto a reception hall reached by softly illuminated steps. A statement chandelier — modern, sculptural, and radiant — sets a sophisticated tone for this level. Here, a second guest WC and a cloak closet continue the home's theme of cohesive design and practical elegance. The principal bedroom exudes tranquility, with French doors opening onto a Juliet balcony that invites in natural light and fresh air. Built-in wardrobes with subtle illumination add modern luxury, while soft neutral tones and tactile materials create a restful atmosphere. Across the hall, the dining room introduces a dramatic flair with polished black marble flooring, its reflective surface complementing sculptural dining furniture and contemporary lighting. The open-plan kitchen seamlessly connects to the dining area, featuring arch-top windows that flood the room with light. High-gloss cabinetry, integrated appliances, and under-cabinet lighting enhance the sleek aesthetic, while brass accents lend a playful touch to the overall design. From here, access leads to a stylish enclosed porch, where arch-top windows and sliding doors provide a perfect transition to outdoor living. One of the home's most captivating spaces, the orangery, showcases a full lantern-style glass roof that bathes the room in natural light. The polished cream marble flooring mirrors that of the drawing room, maintaining visual consistency throughout the home. Two sets of French doors open onto Juliet balconies, while the room's airy openness invites both relaxation and creativity. This is the heart of the home — a place for conversation, music, and connection under a canopy of light.

### Second Floor

The uppermost level continues the home's elegant rhythm, combining comfort and individuality. A discreet airing cupboard ensures practical storage, while five beautifully appointed bedrooms each reflect their own character. Bedroom two includes an ensuite shower room, while bedroom three offers a spacious walk-in dressing room — a haven for organization and style. Bedroom five enjoys serene views over the front of the property, making it ideal as a study or creative retreat. Bedroom four, equipped with a built-in wardrobe, completes the ensemble of private spaces. The

family bathroom serves as both a functional and aesthetic centrepiece, featuring a separate shower and bathtub framed in a harmonious blend of black and white marble.

### Gardens and Grounds

Outside, the block-paved driveway offers generous parking and introduces a geometric, contemporary pattern that harmonizes with the home's architectural rhythm. From here, steps ascend to the first-floor entrance, framed by elegant landscaping. The rear garden has been designed for low maintenance yet visual appeal, with an end-to-end paved pathway bordered by an area of manicured lawn and fences for security and privacy. Vertical greenery and potted accents introduce life and texture. At the far end of the garden stands the mint-green garden room — a delightful addition that mirrors the home's playful sophistication. Featuring a lantern-style skylight and French doors, this space currently functions as an office studio but can easily transform into a creative retreat or reading sanctuary.

Finally, steps lead through arch-top double French doors into the single garage, maintaining architectural consistency and completing the home's seamless blend of function and form.

## Distances

Sutton Coldfield town centre - 1.3 miles  
Lichfield - 8.3 miles  
Birmingham city centre – 8.9 miles  
Birmingham International/NEC – 17.2miles  
M6 Toll (T3) – 3.1 miles  
Junction 6 M6 - 7.3 miles  
M42 (J9) - 10.7 miles

(Distances approximate)

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## Directions from Aston Knowles

From Sutton Coldfield town centre take the A5127 Lichfield Road towards Four Oaks train station. At the island take the third exit which is a continuation of Lichfield Road. Turn right onto Jordan Road and right onto Dower Road, carry on along Dower Road and turn right onto Ridgewood Drive.

## Terms

Tenure: Freehold  
Local authority: Birmingham City Council - 0121 303 1111  
Tax band: E  
Average area Broadband speed: 150 Mbps, 500 and 900 Mbs full Fibre are also available

## Services

We understand that mains water, gas, drainage and electricity 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

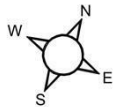
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars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

Photographs taken: November 2025  
Particulars prepared: November 2025

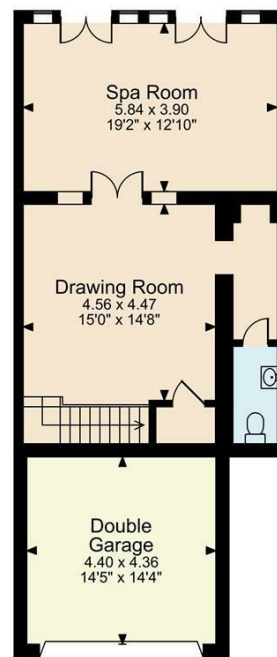
## Buyer Identity Verification Fee



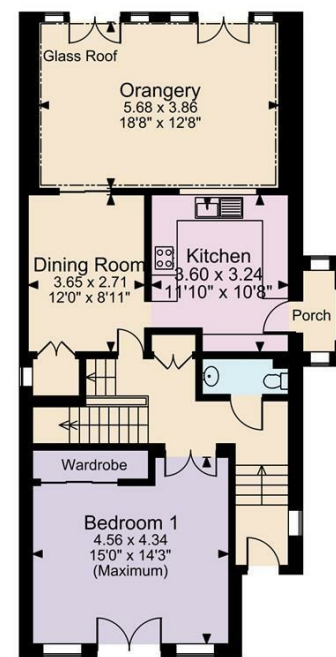
**Ridgewood Drive, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2167 Sq Ft/201 Sq M**  
**Garage = 423 Sq Ft/39 Sq M**  
**Outbuilding = 107 Sq Ft/10 Sq M**  
**Total = 2697 Sq Ft/250 Sq M**



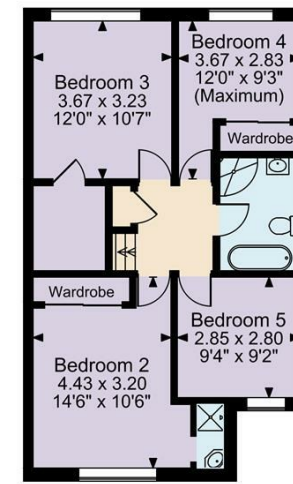
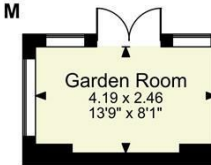
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.



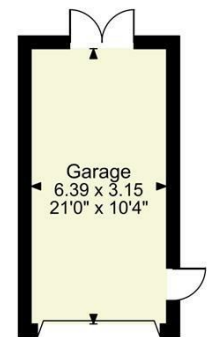
**Ground Floor**



**First Floor**



**Second Floor**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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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		71	78
		EU Directive 2002/91/EC	

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