

206 SLADE ROAD  
SUTTON COLDFIELD  
B75 5PE



## ACCOMMODATION

An exceptional period home with countryside views, offering the perfect blend of character and contemporary living, enhanced by the added luxury of a heated outdoor swimming pool. The ground floor comprises a porch entrance, a welcoming reception hall, a study, a formal dining room, a spacious sitting room, and a fifth bedroom, alongside a well-appointed kitchen, utility room, guest cloakroom with WC, and a solid oak staircase. Upstairs, the first floor features a generous landing, a principal bedroom with ensuite, three further bedrooms, and a stylish family bathroom. Outside, the property is approached via an in-and-out driveway and boasts an extensive rear garden, ideal for entertaining and relaxation, complete with a stunning swimming pool.

EPC rating: TBC

Approximate total floor area: 2,274 sq. ft (211 sq. m).



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

This lovely home is 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

This attractive period residence is set within established and well-maintained gardens, offering a blend of traditional features and modern living, all framed by countryside views to the rear, front, and side. Approached via a brick-paved in-and-out driveway with a circular centrepiece, the home presents a striking first impression with its characterful façade and gabled rooflines.

## Ground Floor

The entrance porch opens into a spacious reception hall with solid oak flooring and staircase, creating a warm and inviting welcome.

To the front of the house, the study and formal dining room enjoy generous proportions, both featuring charming bow windows and exposed timber beams, with open views across the surrounding countryside.

The sitting room is a standout space, with vaulted ceilings, exposed brickwork, skylights, and a feature log burner. French and bifold doors open directly onto the rear terrace, offering excellent indoor-outdoor connectivity and views stretching across the garden to the countryside beyond.

The open-plan kitchen includes a central breakfast bar and AGA stove, with practical access to the hallway and a ground-floor bedroom—ideal for guests or flexible family use.

A separate utility room, guest WC, and built-in storage areas complete the ground floor.

## First Floor

The first-floor landing is filled with natural light from an overhead skylight and leads to four well-proportioned bedrooms.

The principal suite features fitted wardrobes, an ensuite shower room, and French doors opening onto a private balcony with uninterrupted views across the rear garden, heated swimming pool, and open countryside beyond.

Bedrooms Two and Three face the front aspect, enjoying far-reaching countryside views, while Bedroom Four overlooks the landscaped gardens and fields to the side. The family bathroom is fitted with a traditional-style freestanding bath with shower above.

## Gardens and Grounds

The rear garden offers a private setting, ideal for family use and entertaining. A stone-paved patio surrounds the heated swimming pool, with ample space for seating and outdoor dining.

The mature lawn, bordered by established planting, leads to a separate wildlife and fish pond, creating a peaceful retreat at the far end of the plot—all set against a backdrop of open countryside.

The garden also includes a storage shed, side access, and mature hedging to ensure privacy. With its west-facing orientation and countryside views on all sides, the outdoor space benefits from excellent natural light throughout the day.

## 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

Directions from Aston Knowles:

From the agent's office at 8 High Street, head towards Four Oaks. Turn right onto Tamworth Road and then left onto Weeford Road. At the intersection turn right onto Slade Road, the property is immediately situated on the right hand side.

## TERMS

- Tenure: Freehold

- Local authority: Birmingham City Council

- Tax band: G

- Average area Broadband speed: 150Mbps

## SERVICES

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

## 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 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 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.

Photos taken May 2025

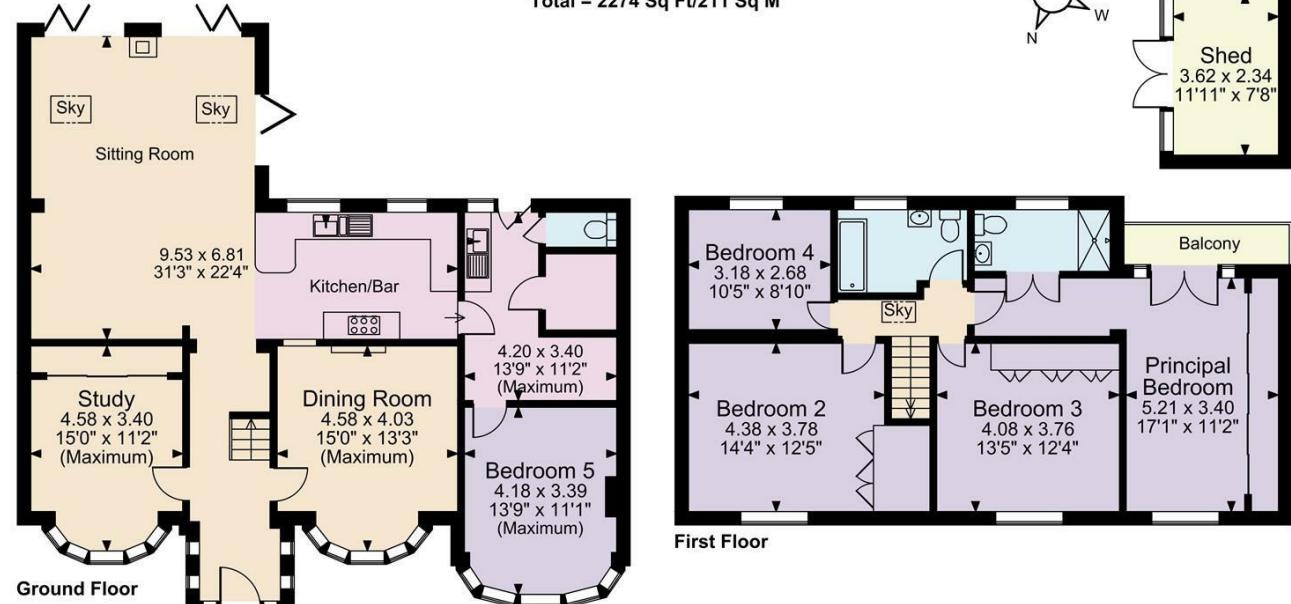
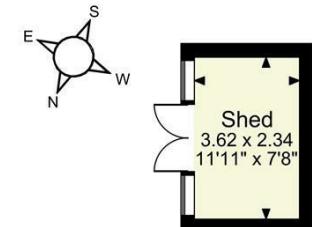
Description May 2025

#### 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.



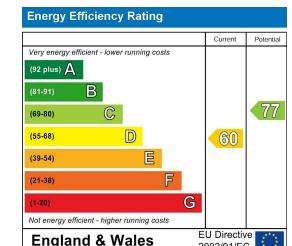
Slade Road, Sutton Coldfield  
Approximate Gross Internal Area  
Main House = 2183 Sq Ft/203 Sq M  
Outbuilding = 91 Sq Ft/8 Sq M  
Total = 2274 Sq Ft/211 Sq M



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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