

6 KIMBERLEY CLOSE
STREETLY
B74 3DU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A spacious four-bedroom property located on a quiet cul-de-sac in a prime location. With ample space throughout and the added convenience of a garage, this home offers great potential for buyers seeking a comfortable and versatile living space.

ACCOMMODATION

Ground Floor:

Entrance hallway

Kitchen

Utility room

Guest cloakroom

Dining room

Study

Drawing room

First Floor:

Landing hallway

Bedroom 1 with ensuite shower room

Three further bedrooms

Family bathroom

Garden and Grounds:

Double garage

Block paved driveway

Single side gated access to rear garden

Laid to lawn rear garden

Approximate gross internal floor area: 2127 sqft (197 sqm)

EPC Rating: D

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

Situated on a cul-de-sac within a quiet residential neighbourhood Streetly has its own gate into Sutton Park, a designated Site of Special Scientific Interest, which is the ideal location for family, leisure, relaxation and wellbeing. Its seven lakes, extensive woodland and several restaurants fall on the edge of an 18-hole golf course. At 2,400 acres, the National Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, sailing and other outdoor activities.

Streetly Village offers a selection of restaurants, bars, boutique shops and salons, all in walking distance of the property.

In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants. Also close by is Mere Green, where there is an M&S and Sainsbury's supermarket together with an array of independent restaurants and coffee shops in the newly developed Mulberry Walk.

Additionally, healthcare facilities, including doctors' surgeries and pharmacies, are easily accessible, ensuring convenient access to medical services.

The property is in close proximity to an excellent choice of shops, restaurants and schooling including the highly regarded St Annes primary school. Other schools close by include Manor Primary school, The Lindens Primary school and Streetly Academy secondary school. (Purchasers are advised to check with the Council for an up-to-date information on school catchment areas).

Transportation links in the area are favourable, with regular bus services connecting Sutton Coldfield to Birmingham city centre and surrounding areas. Sutton Coldfield railway station is also accessible, providing direct train services to Birmingham New Street and other destinations, making commuting, or traveling to other parts of the country convenient.

Description of Property

As you enter the property, you step into the entrance hallway filled with natural light through the front door windows. This space provides access to the reception rooms and kitchen, while the staircase leads up to the first floor. Underneath the stairs, you'll find a handy storage area, and next to the kitchen, a guest cloakroom with a WC and sink.

To the left of the entrance, is the kitchen/breakfast room which overlooks the neat foregarden. The kitchen features ample cabinets for storage and a designated dining area, creating a perfect setting for family meals. The appliances include an integrated double oven and an induction hob with overhead extractor. Adjacent to the kitchen is the utility room, complete with a sink and space for laundry appliances. It also provides convenient access to the side of the property and rear garden through a side pedestrian door.

Continuing along the hallway, is the generously proportioned dining room. Bathed in natural light from the large window, this room offers views of the rear garden, creating an inviting atmosphere for formal dining occasions.

Situated nearby is the study, a versatile room that overlooks the rear garden. This space can be utilised as a dedicated home office for remote work or as a flexible playroom, depending on the needs of the occupants. Currently, it is being used as an additional sitting room.

Next to the study is the spacious drawing room. This impressive room boasts a considerable size and features a large window, filling the space with natural light and offering views of the rear garden. The focal point of the room is the fireplace with a natural flame gas fire and a brick surround, creating a warm and cosy ambiance.

Moving up to the first floor, the landing hallway provides access to the bedrooms and family bathroom. The landing also includes a convenient storage cupboard, offering additional space.

The master bedroom is a spacious room, filled with natural light streaming through two windows that overlook the rear garden. This room offers a useful built in wardrobe and the benefit of an en-suite shower room, equipped with a shower cubicle, sink, bidet, and WC.

Bedrooms two and three also boast generous proportions, with bedroom two benefiting from fitted wardrobes, providing ample storage space. Bedroom four, overlooking the front of the property, is currently utilised as an office space, with useful built in storage units and computer links, offering versatility to suit the needs of the occupants.

The family bathroom completes the first floor. Adorned with white-tiled walls that contrast with oak features, this bathroom showcases a 3-piece suite comprising a bath, sink, and WC.

Accessed from the landing is the loft which is ideal for storage, benefits from a light and is insulated to a good standard.

Gardens and Grounds

Upon arrival, you are greeted by a block paved driveway that provides parking space for cars. In addition to the driveway, the property also offers a double garage with Hermann electric door, which serves as a versatile space for parking vehicles or storing any items you may have. The front of the property also provides side entry to the attractive rear garden.

One of the features of the house is its lovely established rear garden. Surrounded by mature trees including a rare Yew Tree thought to be from the original Kimberley House, shrubs, conifers and large bushes which in the Spring bloom into magnificent Rhododendrons. The main garden area is predominantly laid to lawn and is perfect for children to play, pets to roam, or for hosting outdoor activities. Adjacent to the lawn, there is a patio area, ideal for alfresco dining.

Directions from Aston Knowles

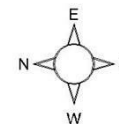
From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A545, slight left onto Streetly Lane/B4151, at the roundabout continue straight onto Hardwick Road, turn right onto Kimberley Close and the property will be on your right.

Distances

Sutton Coldfield - 3.1 miles
Birmingham - 7.9 miles
Lichfield - 7.8 miles
M6 Toll (T5) - 11.3 miles
M6 (T7) - 17.7 miles
M42 (J9) - 27.1 miles



Kimberley Close, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1845 Sq Ft/171 Sq M
Garage = 282 Sq Ft/26 Sq M
Total = 2127 Sq Ft/197 Sq M



Birmingham International - 18.0 miles
 NEC - 17.4 miles
 (Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Fixtures and Fittings

All carpets, curtains and light fittings are included in the sale of the house. The remaining furniture is available by separate negotiation.

Terms

Local authority: Walsall
 Council Tax band: F
 EPC rating: D
 Broadband average area speed: 150 Mbps

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

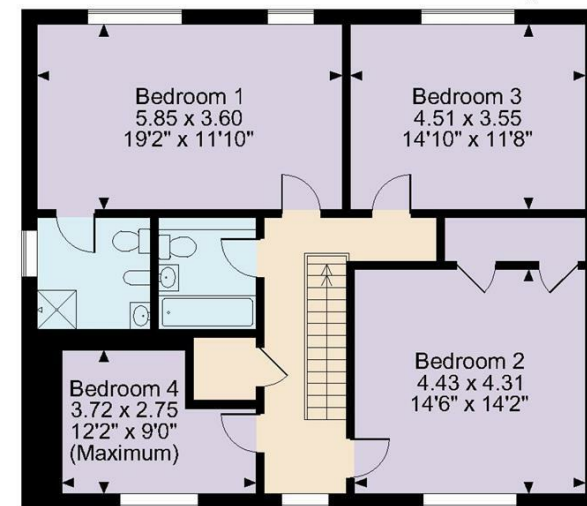
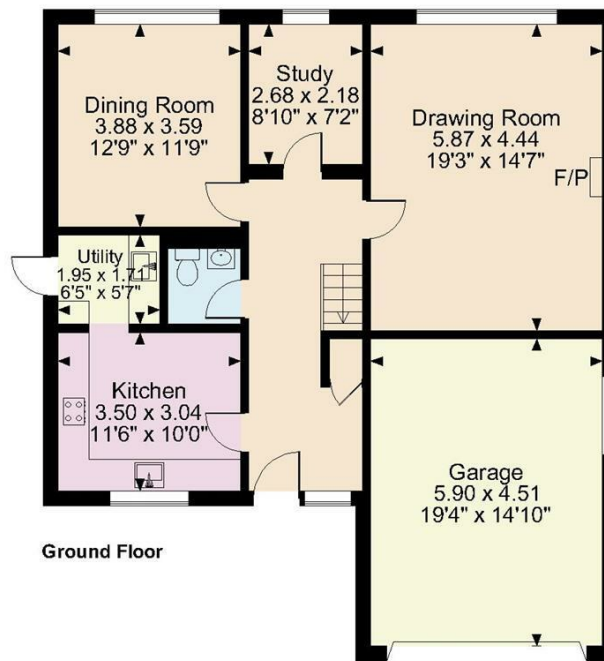
Services

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

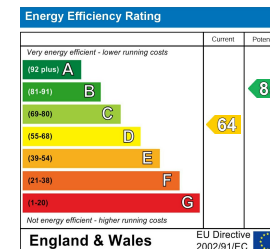
Disclaimer

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: June 2023
 Particulars prepared: June 2023



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