



1 Thomas De Beauchamp Lane  
Sutton Coldfield | West Midlands | B73 6DF



# 1 THOMAS DE BEAUCHAMP LANE

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*This beautifully presented, executive family home occupies a prestigious location on an exclusive private estate, just a short walk to the magnificent Sutton Park.*







Having served as the show home, this property exudes quality and contains high quality fixtures and fittings, along with five double bedrooms, three ensuites, a stunning kitchen and ample off-road parking.

**Ground floor:**

From the spacious entrance hall there is a large sitting room with bi-fold doors to the the garden and an amazing living flame feature fireplace, there is a study, a WC and a beautiful, well equipped dining kitchen which has integral high specification equipment, centre island, dining area and separate utility room, more bi-fold doors open up the kitchen into the practical, low maintenance rear garden.





**1st Floor:**

From the large gallery landing there are three double bedrooms. All three bedrooms have ensuite bathrooms.

**2nd Floor:**

From the gallery landing there are two further double bedrooms and a family bathroom.

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**Outside:**

The property has triple detached garaging and further parking for three vehicles. The rear garden is private, practical and low maintenance.

**Area description:**

The prestigious borough of Sutton Coldfield has excellent transport links, with easy access to the M6, M42, and M6 Toll motorways, as well as regular bus and train services to Birmingham city centre and beyond. The town also benefits from a range of amenities, such as shops, restaurants, pubs, cafes, schools, colleges, health centres, and leisure facilities. Sutton Coldfield is also close to several attractions, such as the National Exhibition Centre, the National Memorial Arboretum, and Drayton Manor Theme Park, as well as the Grade I listed Sutton Park, one of the largest urban parks in Europe.







**Feature bullets:**

- Beautiful dining kitchen with centre island
- High quality fixtures and fittings
- Large sitting room with feature living flame fireplace
- Five double bedrooms
- Three ensuite bathrooms
- Triple detached garaging
- Ample offroad parking
- Freehold
- EPC rating: B
- Council Tax band: G

**Services**

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

**Terms**

Local authority: Birmingham City Council

Restrictive covenants and Easements are on this property title. Please contact the agent for further information.

All viewings are strictly by prior appointment with agents Fine and Country.

**Mobile Phone Coverage**

4G mobile signal is available in the area, we advise you to check with your provider

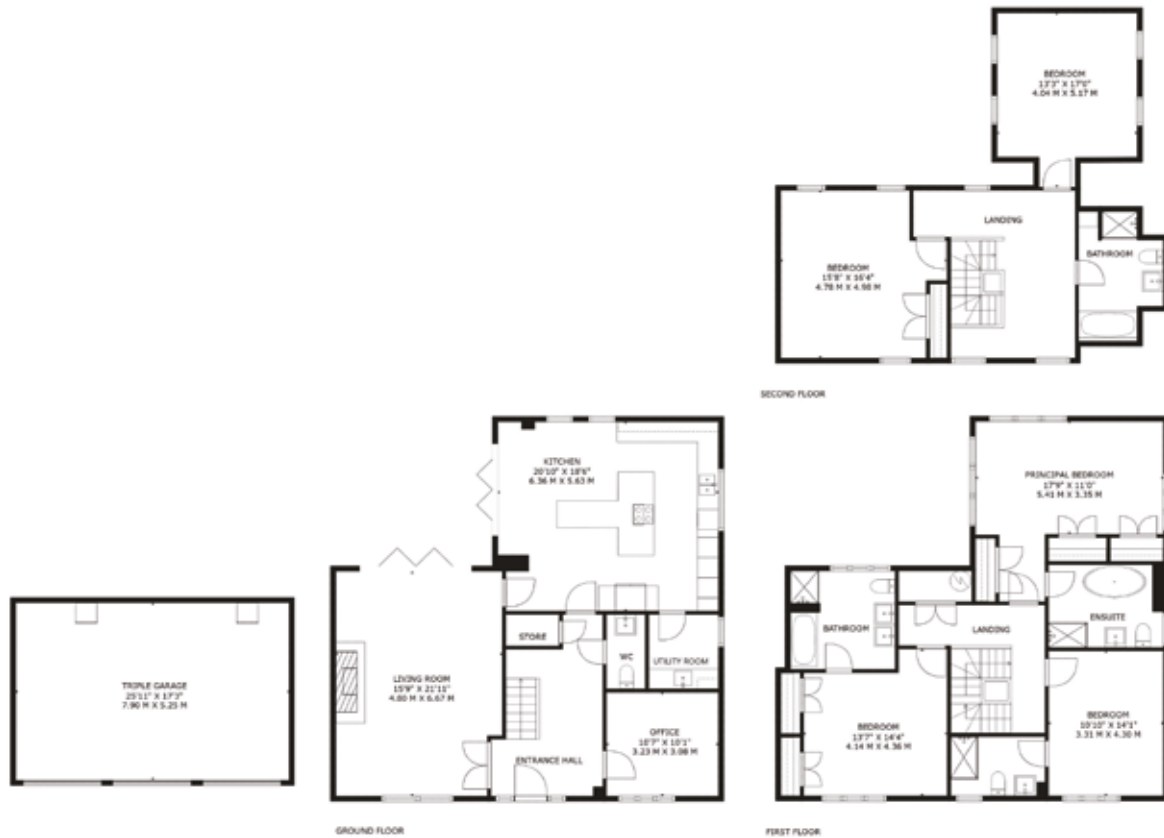
**Broadband Availability**

Superfast Broadband Speed is available in the area, with predicted highest available download speed 72 Mbps and highest available upload speed 20 Mbps.

**Flood Risk**

Low

Score	Energy rating	Current	Potential
92+	A	92	92
81-91	B	81	81
69-80	C	69	69
55-68	D	55	55
39-54	E	39	39
21-38	F	21	21
1-20	G	1	1



GROSS INTERNAL AREA: 3144 sq ft, 292 m2  
 ADDITIONAL AREAS TOTAL: 402 sq ft, 37 m2  
**OVERALL TOTALS: 3546 sq ft, 329 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







GARY DELANEY

Fine & Country Sutton Coldfield and Lichfield  
T: 0121 272 6900 | M: 07736905002  
email: gary.delaney@fineandcountry.com

Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector.

YOU CAN FOLLOW GARY ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Sutton Coldfield and Lichfield  
Tel: +44 (0) 121 272 6900  
sutton@fineandcountry.com  
46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT

