



The Squirrels
Weeford Road | Sutton Coldfield | West Midlands | B75 5RF

FINE & COUNTRY

THE SQUIRRELS

A traditional four-bedroom detached property primely located on the prestigious Weeford Road, just a short drive into the centre of Sutton Coldfield, in need of modernisation, this property is an ideal project for those looking to add value and develop their dream home within this highly sought after location.



Sitting in an incredible plot of 2 acres, the grounds have significant areas of interest and beauty, from the gorgeous wildflower meadow, accessed via reclaimed iron gates dating to the mid-Victorian era, containing many different indigenous flowers, including over 750 individually planted daffodils, to the stone circle, mini golf range, man made lake and numerous useful outbuildings including a tractor shed with power and lighting.

Whether you're looking to redevelop the existing building or completely start again, the opportunity for adding value and creating your dream home in this exceptionally desirable location is not to be missed.

Ground floor

The entrance hallway gives access to the front dining room with bay window to the front driveway, kitchen which leads onto a utility room, storage room and WC, from the kitchen you can access the large double length garage, there is also a spacious lounge which has a fantastic picture window overlooking the spectacular rear grounds.

First Floor

Four double bedrooms are serviced by two spacious bathrooms, one of which has been recently updated and refitted. All bedrooms benefit from spectacular far reaching countryside views.









Seller Insight

“ Situated on the fringes of Sutton Coldfield, on one of the most desirable roads in the area is The Squirrels, a charming four-bedroom detached family home that was built c1941. The house is bright and spacious, but what really sets it apart is the fact that it boasts two acres of lovely gardens and grounds; a hidden oasis that backs onto nothing but open farmland.

“I’ve lived here for thirty-seven years and during that time Weeford Road has definitely become one of the premier addresses in the area, and that’s because it’s a place that ticks ten out of ten boxes,” says Ray. “We’re surrounded by green belt land so there are fields front and back, and the views are just lovely. It’s a place that has a rural feel and yet within striking distance there’s absolutely everything you could possibly want or need. There’s a lovely farm shop and café, a pub with a Co-op next door and a filling station, all within walking distance, then travel a little further down the road and you’re in Sutton Coldfield with its fantastic array of shops and amenities. It’s also a place that benefits from having transport links that are second to none. There’s a bus stop just a few metres away, I can be out on the motorway in a matter of minutes or hop on a train and travel just about anywhere.”

“The house itself has been a lovely home, but I’d say it has a lot of potential to be enhanced even further so there’s definitely scope for the new owners to put their stamp on it. However, for me the standout feature of the property has always been the land. Fifteen years ago it was in one hell of a state and so I decided to transform it into something really very special. I spent a total of around four hundred hours creating a beautiful wildflower meadow that’s now home to around twenty species of native flowers. It’s not only a real picture in the spring and summer months, but it’s also an absolute haven for wildlife. I also added a two-hole golf course, complete with clubhouse, and I dug out a huge wildlife pond. The garden is now a place for relaxation and conservation, and despite the fact it’s a very large space, it has been designed with ease and pleasure of maintenance in mind – I sit on my mower in the sunshine, ride around, enjoy the view and in no time at all it’s done!”

“I have thoroughly enjoyed my time here; it’s a place quite unlike any other, but I’ve got to the age where I need to downsize and I’d like to move closer to my family. Transforming the grounds has been a real labour of love, but there’s the potential to do so much more. Subject to planning there’s scope for the house to be developed or indeed the land, or the new owners could simply move in and enjoy what’s already here. The possibilities are absolutely endless!”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















Outside

Extending to approximately 2 acres, the property is approached by gated access to the driveway with space for numerous vehicles.

The grounds have significant areas of interest and beauty, from the gorgeous wildflower meadow, accessed via reclaimed iron gates dating to the mid-Victorian era, containing many different indigenous flowers, including over 750 individually planted daffodils, to the stone circle, mini golf range, manmade lake and numerous useful outbuildings including a magical little summer house.

Area description

The Squirrels is within walking distance of a farm shop, a public house & a filling station, and ideally located within a mile of Goodhope Hospital.

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 bus terminus for the X5 is within walking distance of the property and the train station is also within easy reach. 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.







Services

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

Terms

Local authority: Birmingham City Council

Council Tax Band

G

EPC Rating

E

Mobile Signal

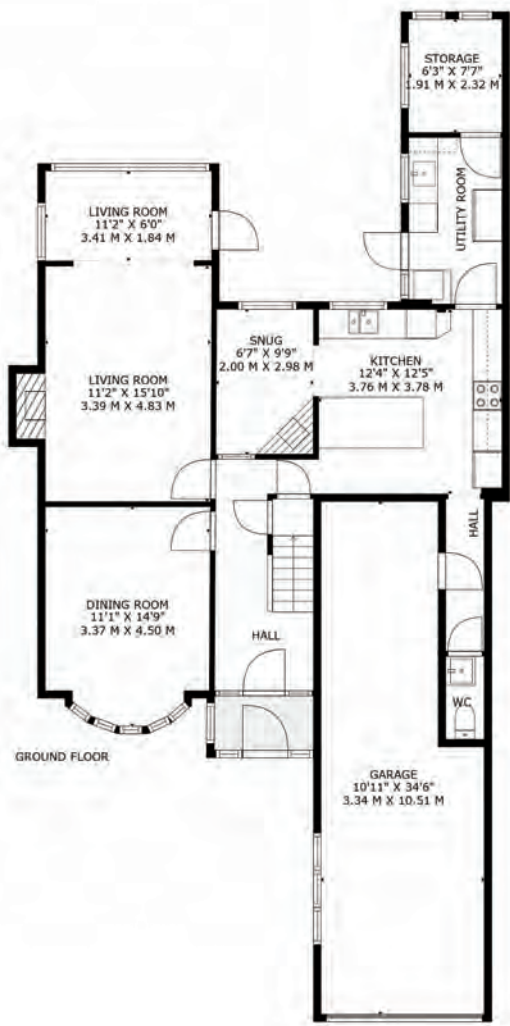
4G & 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability

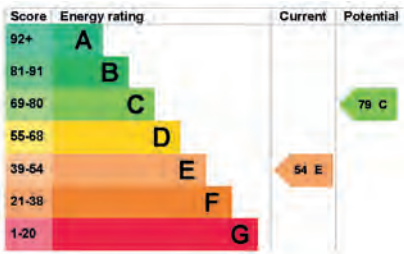
Ultrafast Broadband is available in the area

Title

Please note the property is split over two titles and contains covenants.



GROSS INTERNAL AREA: 1616 sq ft, 150 m²
 GARAGE & STORAGE: 375 sq ft, 34 m²
OVERALL TOTALS: 1991 sq ft, 184 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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 30.08.2024







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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. Specialising in the higher quartile of the property market, I have experience in valuing land and equestrian, along with prime city and country residences.

My estate agency business training and consultancy services have been employed by various property agencies over the years, this involved me having access to all levels of the business to implement best practice throughout the company, including mentoring for senior and junior management employees.

I hold both National Association of Estate Agents and Association of Residential Letting Agents qualifications

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.

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