



8 Digby Road, Sutton Coldfield, West Midlands

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## 8 Digby Road, Sutton Coldfield, West Midlands **B73 6HG**

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A delightful detached family home with an EPC rating of B set on a sought after road close to Sutton Park.



**Guide price:** £895,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** G









## Location

Sutton Coldfield provides an excellent place to shop and relax, with many shops in the Gracechurch Shopping Centre and shops on its high street, The Parade.

Also close by is Mere Green, where there is an M&S Food Hall, a Sainsbury's supermarket, an array of independent restaurants, and coffee shops in the newly developed Mulberry Walk.

Sutton Park is only a short walk away and provides the ideal location for family, leisure, relaxation, and well-being. Its seven lakes, extensive woodland, and several restaurants fall on the edge of an 18-hole golf course. At 2,400 acres, the Nation Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, sailing, and other outdoor activities.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

## The property

Approached directly from Digby Road the block paved and gravel drive provides ample parking and access to the integral garage. The delightful front garden is planted to provide colour and interest and is enclosed with a low-level red brick and railway sleeper wall and provides the house with a lovely view to the front aspect.

Remodelled and refurbished by the current owners the property offers elegantly appointed, contemporary accommodation with a superb flow to the space.

The property has a superb EPC rating and a new solar panel system was fitted with battery storage and an electric car charging point in 2023.

The front door opens to an enclosed storm porch with fully glazed double patio doors opening to the light and welcoming reception hall. Doors radiate to the principal reception rooms and integral garage and a staircase rises to the first floor. Hidden by the stairs there is a useful guest cloakroom/WC.



Reception hall



Reception hall



Sitting room

The sitting room is a delightful space, elegant yet comfortable. A large window overlooks the front aspect and provides ample natural light. The wonderful inglenook fireplace with brass summer beam over has a small feature window to either side and the inset log burning stove provides a super focal point.

To the rear of the house sits the remarkable, open-plan kitchen/dining/family room. Zoned to create space to cook, dine and relax this is the perfect place for entertaining. Bi-fold doors to the dining and family areas with four light wells overhead flood the space with natural light and offer lovely views of the pretty rear garden and open to the sun terrace. The feature recessed real flame fire adds interest and comfort in the cooler winter months.

The beautifully fitted kitchen offers an extensive range of wall and floor mounted units with complimenting granite work surfaces and splashbacks. The large central island offers further storage, an integrated induction hob with gas burner and breakfast area to comfortably sit four people. There's a good range of integrated appliances making this the perfect kitchen for any budding chef.

There is a useful separate utility room with space for the larger appliances with a door to the large pantry and also an external door to the rear garden.



Family area





View from bi-fold doors



Family area



Kitchen



Dining area and kitchen



Dining area



Utility room

## Upstairs

Rising from the reception hall the staircase arrives at the generous first floor landing where all four of the double bedrooms are located.

The principal bedroom is beautifully appointed and sits at the rear of the house enjoying pretty garden views. There is a hidden dressing area providing ample wardrobe storage and also built-in cupboards providing further storage space, and ideal linen closets. The large en suite bathroom has the benefit of a bath with a shower over.

Bedrooms two, three and four all sit at the front of the house with bedrooms two and three having built-in wardrobe storage. A well fitted family bathroom room with a feature claw foot bath tub and separate double shower completes the first floor accommodation.



Principal bedroom

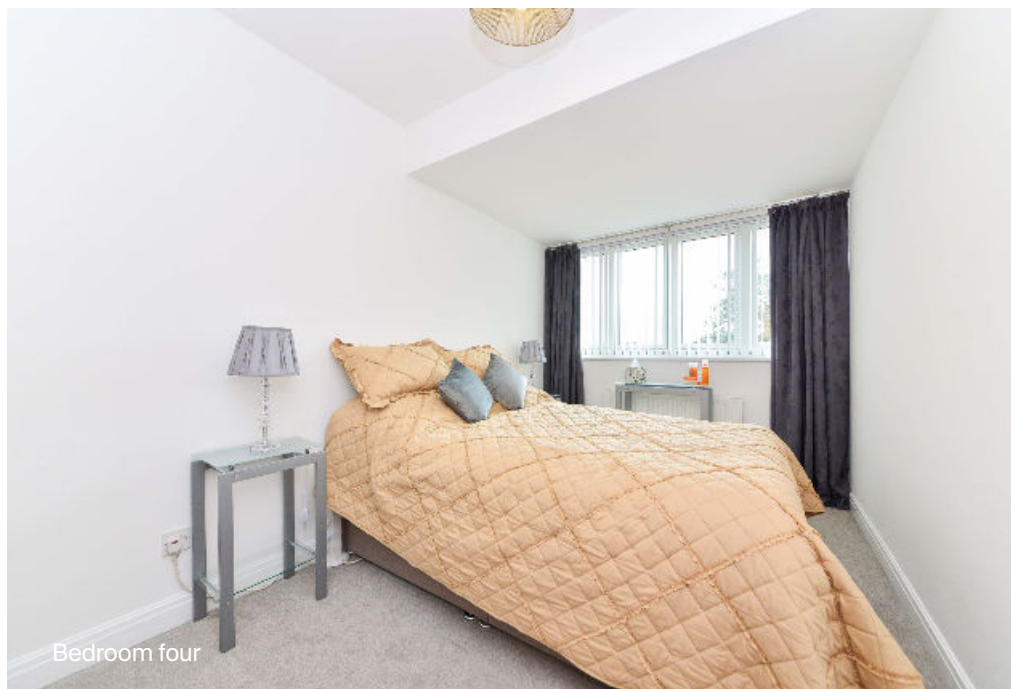


First floor landing



Principal bedroom en suite







## Garden

The garden enjoys a corner position with a walled side aspect and is beautifully planted to provide a private outlook. This peaceful space has a large sun terrace next to the house and is ideal for outdoor entertaining or to sit quietly at the end of the day.

There is space to the side which could easily accommodate additional parking or a good-sized storage area.

## Services

A new solar panel system was fitted with battery storage and an electric car charging point in 2023.

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

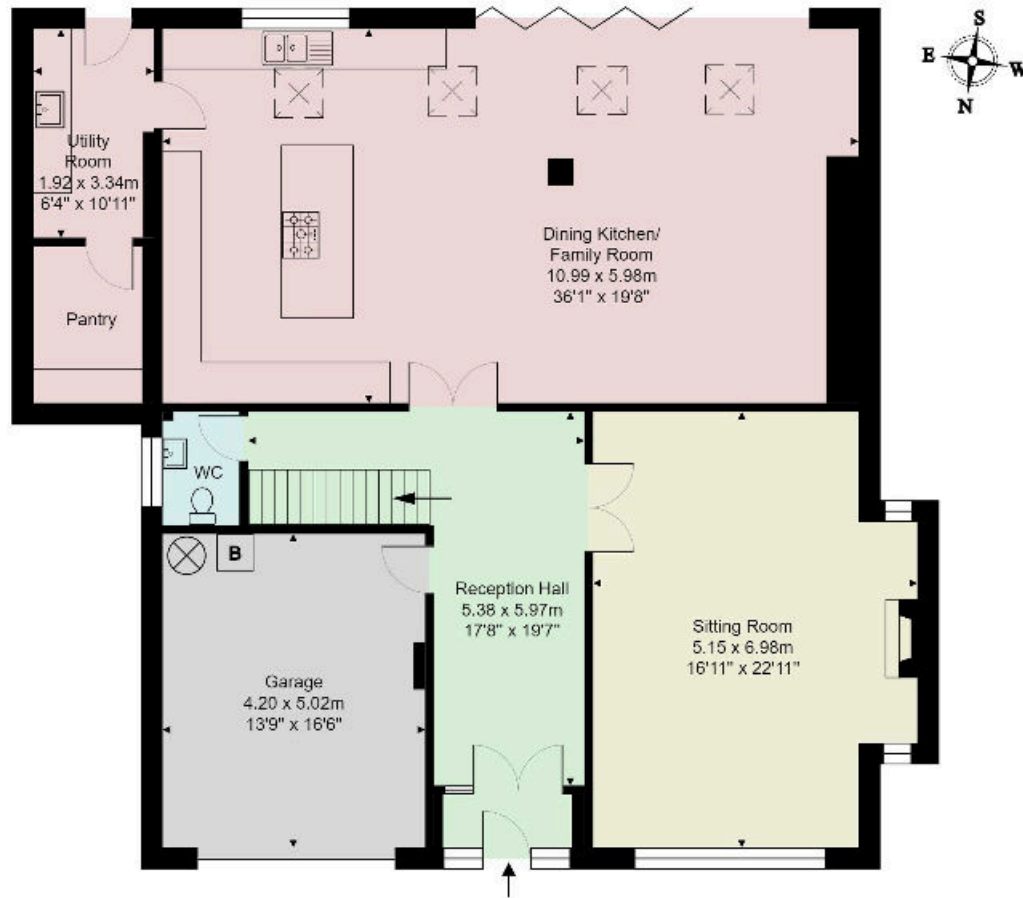




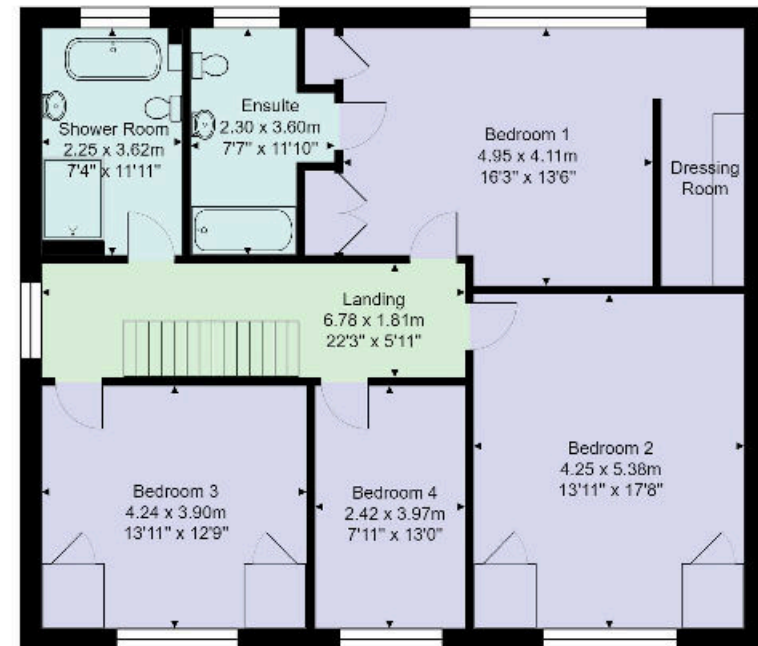




**Ground Floor**  
Area: approx 161.6 m<sup>2</sup> ... 1739 ft<sup>2</sup>



**First Floor**  
Area: approx 107.9 m<sup>2</sup> ... 1162 ft<sup>2</sup>



Total Area: approx 269.5 m<sup>2</sup> ... 2901 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details





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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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