






2, OAKLANDS ROAD, SUTTON COLDFIELD

B74 2TB



CORNER PLOT HOME WITH FURTHER POTENTIAL

A detached residence occupying a delightful corner plot with
excellent scope for extension or enhancement.

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Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Guide Price : £990,000



THE PROPERTY

2 Oaklands Road is an attractive detached family home combining character, proportion, and versatility in one of Sutton Coldfield's most sought-after residential areas. Set on a spacious corner plot surrounded by mature gardens, the property offers significant potential for extension or further improvement, subject to the necessary consents. Previous planning permission has now expired (reference number 2021/05032/PA - Birmingham City Council).

The black-and-white half-timbered façade evokes traditional charm, while the interior delivers flexible accommodation extending to 3496 sq feet in total (325 sq m).







The ground floor opens with a welcoming reception hall, leading to three well-proportioned reception rooms. The drawing room and sitting room both feature attractive fireplaces, complemented by a dining room and further kitchen and breakfast room. A bright conservatory overlooks the garden and provides direct access to the terrace—perfect for entertaining or quiet relaxation. Practical elements include a utility room, store, and double garage.

Upstairs there are five bedrooms, including a spacious principal bedroom, a generous family bathroom, and further bedrooms with leafy views across the garden.



GARDENS, GROUNDS & LOCATION

Occupying a wide corner plot, the property enjoys wrap-around gardens that provide privacy and a pleasant open aspect. A broad driveway offers ample off-road parking and access to the integral double garage.

The rear garden is mainly laid to lawn and framed by mature trees, evergreens, and established shrubs and a paved terrace. With its scale and position, the plot offers excellent potential to extend or remodel, allowing buyers to tailor the home to their own needs.

Oaklands Road lies in a highly regarded part of Sutton Coldfield and is within walking distance of Four Oaks Railway Station, providing direct services into Birmingham City Centre and Lichfield. Sutton Coldfield Town Centre offers excellent amenities, boutique shops, restaurants, and easy access to the expansive Sutton Park, one of Europe's largest urban green spaces.

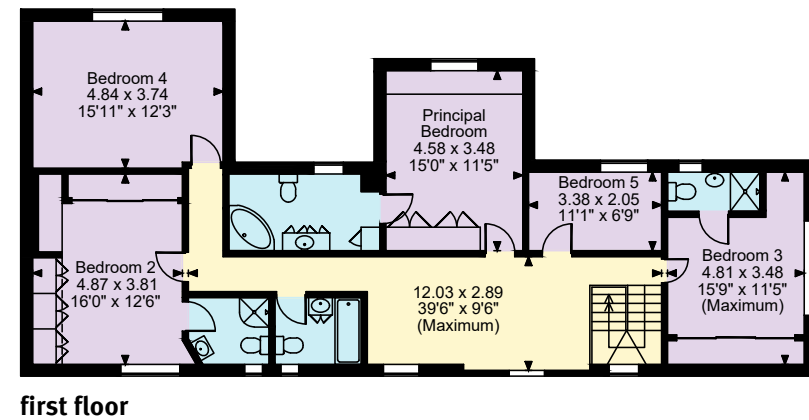
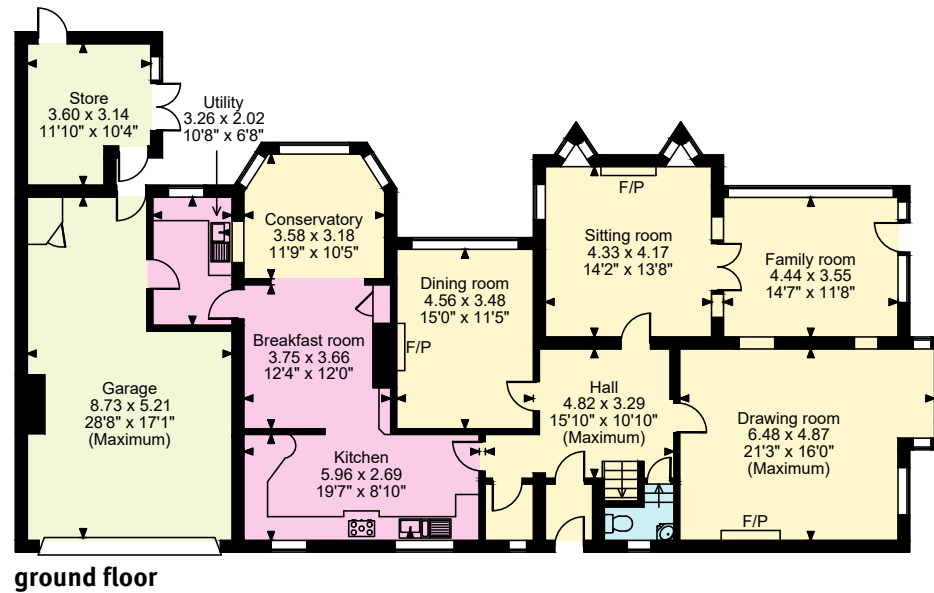
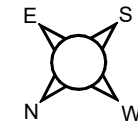
The area is well served by local schools, road connections via the M6 and M42, and a wealth of recreational and leisure facilities—making 2 Oaklands Road an exceptional family home in a prime and connected location.







Oaklands Road, Sutton Coldfield
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 277sq.m (2,977sq.ft)
Garage = 38sq.m (410sq.ft)
Store = 10sq.m (109sq.ft)
Total = 325sq.m (3,496sq.ft)



□□□□ Denotes restricted head height

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We would be delighted
to tell you more.

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