



Ashfern Drive,
Sutton Coldfield, B76 1JD

Offers in Excess of £700,000

Set on the highly sought-after Ashfern Drive in Walmley, this exceptional four-bedroom executive detached residence represents a rare opportunity to acquire a home of outstanding quality in one of the area's most desirable addresses. Built to an exacting standard and finished with a wealth of luxury details, this superb property offers the perfect balance of style, space, and substance, making it ideal for discerning families seeking their forever home.

From the moment you approach, the property impresses. Entry is via a secure enclosed porch which sets the tone for the accommodation within. The interior unfolds into a spacious and beautifully appointed layout, designed to suit both everyday family living and stylish entertaining.

The accommodation features a superb lounge, complete with a striking Portuguese limestone fireplace, offering an elegant focal point to the room. With garden views and direct access to the outside terrace, this space is perfect for both relaxation and entertaining. A separate dining room, enhanced by a large bay window, provides an inviting setting for formal gatherings. At the heart of the home lies the contemporary open-plan kitchen and dining area. Fitted with tasteful units under feature lighting, granite work surfaces, and porcelain tiled flooring, this is a space designed for both culinary creativity and family connection. The addition of a large breakfast bar and access to the garden make it both practical and sociable. A separate utility room and guest cloakroom add convenience to the ground floor.

Upstairs, the property continues to impress. A spacious landing, filled with natural light, provides a dedicated work-from-home desk area complete with telephone point – perfect for modern living. The four generous bedrooms each benefit from fitted wardrobes, while horizontal oak veneered doors with chrome furnishings add to the sense of quality throughout. The principal suite is complemented by a luxurious ensuite, with a further ensuite situated off Bedroom 2 as well as a lavish family bathroom. Fully tiled, the bathrooms feature Villeroy & Boch sanitary ware, walk-in showers, heated towel rails, and even a bath with a remote TV for ultimate indulgence. Every detail has been carefully considered to create a home of distinction. The handmade American oak stairway with feature lighting is a true showpiece, while underfloor heating (zoned and thermostated to the ground floor) and radiator heating to the first floor ensure comfort all year round. A walk-in airing cupboard with radiator provides additional practical storage.

Externally, the property benefits from a double garage with remote-controlled insulated doors, as well as a large driveway providing ample off-road parking. The house itself is constructed with a concrete beam and block first floor, ensuring durability and long-term quality. Energy-saving Planitherm glazing further enhances efficiency.

The gardens are designed for family enjoyment and entertaining, with seamless access from the main living spaces providing a true indoor-outdoor lifestyle.

Location – Ashfern Drive, Walmley Ashfern Drive is regarded as one of Walmley's premier addresses, renowned for its peaceful setting, tree-lined outlook, and proximity to excellent amenities. Families are particularly drawn to the area for its outstanding local schools for all ages. The property is also ideally placed for access to The Royal Town of Sutton Coldfield, offering a wide range of shops, restaurants, and leisure facilities, while New Hall Valley Country Park provides beautiful green open spaces right on the doorstep.

For commuters, the property is well positioned with easy access to Birmingham City Centre, Lichfield, and major motorway links including the M6, M6 Toll and M42, while nearby rail stations connect swiftly to the wider region.

Summary Rarely does a home of this calibre on Ashfern Drive come to the market. With its exceptional build quality, luxurious interior specification, and enviable location, this executive detached residence is the perfect choice for buyers seeking a property that blends elegance, practicality, and prestige.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G payable to Birmingham City Council.



Hallway

Dining Room 15' 6" x 12' 9" (4.72m x 3.88m)

Living Room 18' 1" x 11' 6" (5.51m x 3.50m)

Kitchen/Dining Room 21' 4" x 14' 3" (6.50m x 4.34m)

Utility room 7' 5" x 6' 4" (2.26m x 1.93m)

WC

Landing

Master Bedroom 16' 4" x 15' 1" (4.97m x 4.59m)

Master Ensuite 7' 2" x 6' 3" (2.18m x 1.90m)

Bedroom 2 15' 5" x 14' 0" (4.70m x 4.26m)

Ensuite 2 7' 1" x 5' 3" (2.16m x 1.60m)

Bedroom 3 14' 4" x 11' 6" (4.37m x 3.50m)

Family Bathroom 10' 7" x 6' 8" (3.22m x 2.03m)

Bedroom 4 13' 4" x 12' 1" (4.06m x 3.68m)

Double Garage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



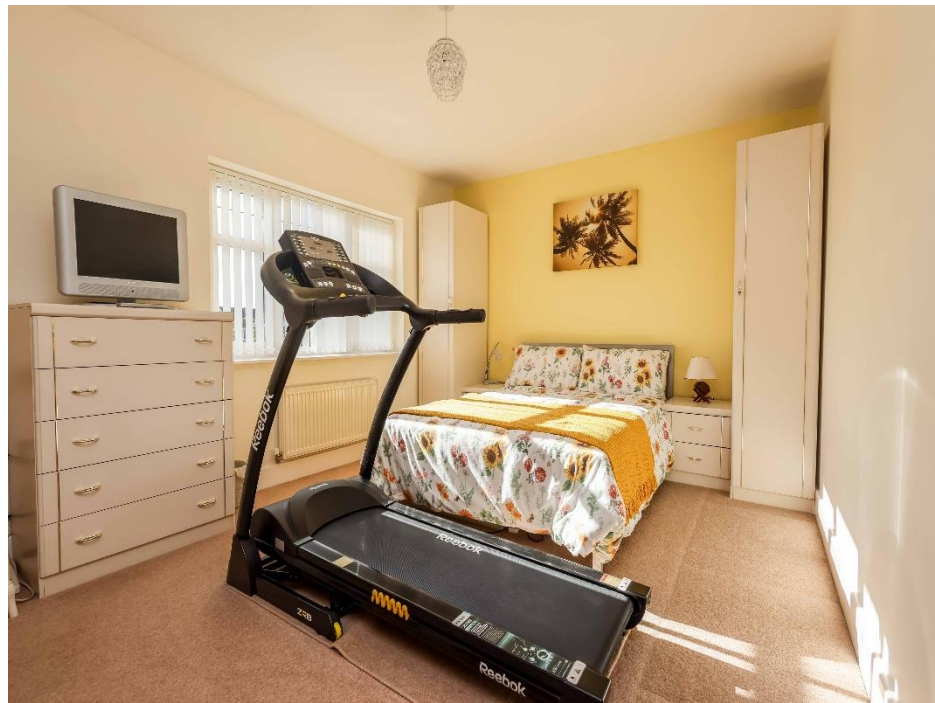
GROSS INTERNAL AREA
FLOOR 1 104.6 m² FLOOR 2 104.9 m²
EXCLUDED AREAS : GARAGE 22.7 m² VERANDA 8.3 m² PATIO 10.9 m²
TOTAL : 209.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Performance Rating

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: