



5 Grace Church Way  
Sutton Coldfield | West Midlands | B73 6DE

FINE & COUNTRY

# 5 GRACE CHURCH WAY

---

*A simply stunning, modern five-bedroom executive family home, sitting on a plot of approximately 0.6 of an acre, primely located on this exclusive private estate, within a short walk of the magnificent Sutton Park. Exuding opulence and class, this luxurious home has space and light throughout, with three reception rooms, five large bedrooms, three with high specification ensuite bath / shower rooms and stunning dining kitchen with high specification fixtures and appliances.*







**Ground floor:**

Entering the grand entrance hall, the space is light and bright with tiled flooring, an oak staircase to the first floor, and doors leading to the sitting room, spectacular kitchen, snug, dining room and study. The kitchen is a real feature of this home, with its centre island, quality appliances and doors to the splendid grounds, this space is perfect for entertaining guests and family alike. There is also a utility room and a downstairs WC.























### 1st Floor:

From the beautiful and light gallery landing there are doors leading into five double bedrooms and the family bathroom. The master bedroom suite has a dressing room and a fully equipped ensuite bathroom. Bedrooms two and three also have their own ensuite shower rooms and all contain fitted double wardrobes.



















**Outside:**

The property is approached via a large electronically gated driveway, leading to the detached quadruple garaging with remotely operated up and over doors. The rear grounds are a substantial blank canvas, with a large patio and lawn, with fencing to boundaries and gated access to the front elevation.

---







## SUTTON COLDFIELD

---

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 the Grade I listed Sutton Park, one of the largest urban parks in Europe.









### Services & Property Information

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

**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 61 Mbps and highest available upload speed 16 Mbps.

**Title** - There are Restrictive Covenants & Easements on property title - please speak with the agent for further information.

Flood Risk - Low

**Terms** - Local authority: Birmingham City Council

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

**Disclaimer** - All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

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.

Website

For more information visit [F&C Microsite Address](#)





GROUND FLOOR



FIRST FLOOR



GARAGE

GROSS INTERNAL AREA: 3237 sq ft, 301 m2  
 ADDITIONAL AREAS TOTAL: 623 sq ft, 58 m2

**OVERALL TOTALS: 3860 sq ft, 359 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B	14 B	15 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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  
PARTNER

Fine & Country Sutton Coldfield and Lichfield  
T: 0121 272 6900 | M: 07736 905002  
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  
Tel: +44 (0)121 272 6900  
sutton@fineandcountry.com  
46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT

