

27B BARKER ROAD
SUTTON COLDFIELD
B74 2NY


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautiful five-bedroom detached family home, set in a stunning highly sought-after location.

ACCOMMODATION

Ground Floor:

Entrance porch
Reception hall
Living room
Study
Sitting Room
Guest cloakroom with WC
Kitchen breakfast/dining room
Utility room

First Floor:

First floor landing and hallway
Principal bedroom with dressing room and en-suite bath and shower room
Bedroom two with shared en-suite shower room
Bedroom three with en-suite shower room
Bedroom four with shared en-suite shower room
Bedroom five
Airing cupboard
Storage cupboard
Family bathroom

Gardens and Grounds:

Landscaped established front and rear gardens
Double garage
Stone patio in rear for alfresco dining
Electric gated entrance and exit
Ample space for parking

Approximate gross internal area 4100.6 Sq Ft (381 Sq. M)

EPC Rating: B

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Aragon Lodge occupies a truly delightful mature setting in a very secluded location close to Sutton Park. Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for commonwealth. Nearby, Mere Green provides a great selection of everyday shops including Waitrose and Sainsbury's supermarkets.

Also located nearby is Sutton Coldfield town centre providing an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Tenants are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

As you step into this beautiful home, you are greeted by a spacious and bright reception hall with light neutral walls, slate tiles, and beautiful oak doors and staircase. The inviting fireplace in the reception hallway sets a warm and welcoming tone that is carried throughout the entire property.

Just off the reception hall, the cosy living room boasts a carpeted floor and natural light from the large window, providing a serene space to relax and unwind.

Continuing down the hallway, the study offers a peaceful retreat for work or leisure, featuring carpeted flooring and tranquil neutral walls.

Off from the study, the sitting room beckons with its double patio doors that lead to the rear garden. Filled with natural light, this space boasts neutral walls, a carpeted floor, and a striking electric fire.

The kitchen breakfast and dining room is a true showstopper, with slate colour tiling and neutral walls that provide a perfect backdrop for the contrasting white gloss and wood effect cabinets. The large island provides and workspace, while the bifolding and floor-to-ceiling windows flood the room with natural light and offer views of the rear garden. The kitchen is fully equipped with integrated appliances, including integrated fridge freezer, integrated drinks chiller, induction hob with overhead extractor, two integrated ovens and an integrated microwave.

The adjacent utility room offers additional cabinet storage, a sink, and access to a storage room and garage.

Ascending to the first floor, the grand landing hallway with neutral walls, provides access to the bedrooms and family bathroom.

The principal bedroom features an abundance of natural light, neutral walls, carpeting, and an impressive fully fitted walk-in wardrobe. The impressive ensuite bathroom is tiled throughout in warm brown and white tones and features a statement bathtub, shower, WC, and sink.

Bedroom two, benefitting from fitted wardrobes and bedroom four, both offer spacious accommodations with access to a jack and jill ensuite bathroom that includes his and her sinks, a walk-in shower, and WC.

Bedroom three is equally impressive with neutral walls, carpeted floors, and access to its own ensuite bathroom with a walk-in shower, WC, and sink.

Bedroom five boasts light blue walls, carpeting, and a walk-in closet/wardrobe space for ample storage.

The family bathroom is a tranquil space featuring tiled flooring and walls in brown tones. It features a shower, bath, floating sink with cupboard storage, and a WC.

Gardens and Grounds

The rear garden offers a serene and inviting environment for families to enjoy, with a vast lawn, mature trees and shrubs that creates a peaceful oasis. The stone patio area is ideal for dining al fresco, perfect for entertaining guests or enjoying a relaxing evening with loved ones.

The property boasts a spacious double garage that offers ample storage and parking space. Accessible from the utility room and kitchen, it provides convenient access for everyday use.

As you approach the property, grand electric gates welcome you to the frontage. A block paved driveway leads up to the house, framed by mature shrubs and fencing that enhances privacy from the road.

Distances

Streetly village - 3.6 miles
Sutton Coldfield town centre - 0.4 miles
Birmingham - 8.7 miles
Lichfield - 9.5 miles
M6 Toll (T5) - 8.2 miles
M6 (T7) - 5.2 miles
M42 (J9) - 10.9 miles
Birmingham International/NEC - 15.3 miles
(Distances approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn left onto Barker Rd and destination will be on the right.

Services

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

Terms

Local Authority: Birmingham City Council
Council Tax Band: H
EPC Rating: B

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but





complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: April 2023
Particulars prepared: April 2023

EPC Rating
EPC rating: B

Broadband Average Speed Area
150 Mbps

Council Tax Band
Local authority: Birmingham City Council
Council Tax band: H



Aragon Lodge, Barker Road, Sutton Coldfield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	85
EU Directive 2002/91/EC			

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