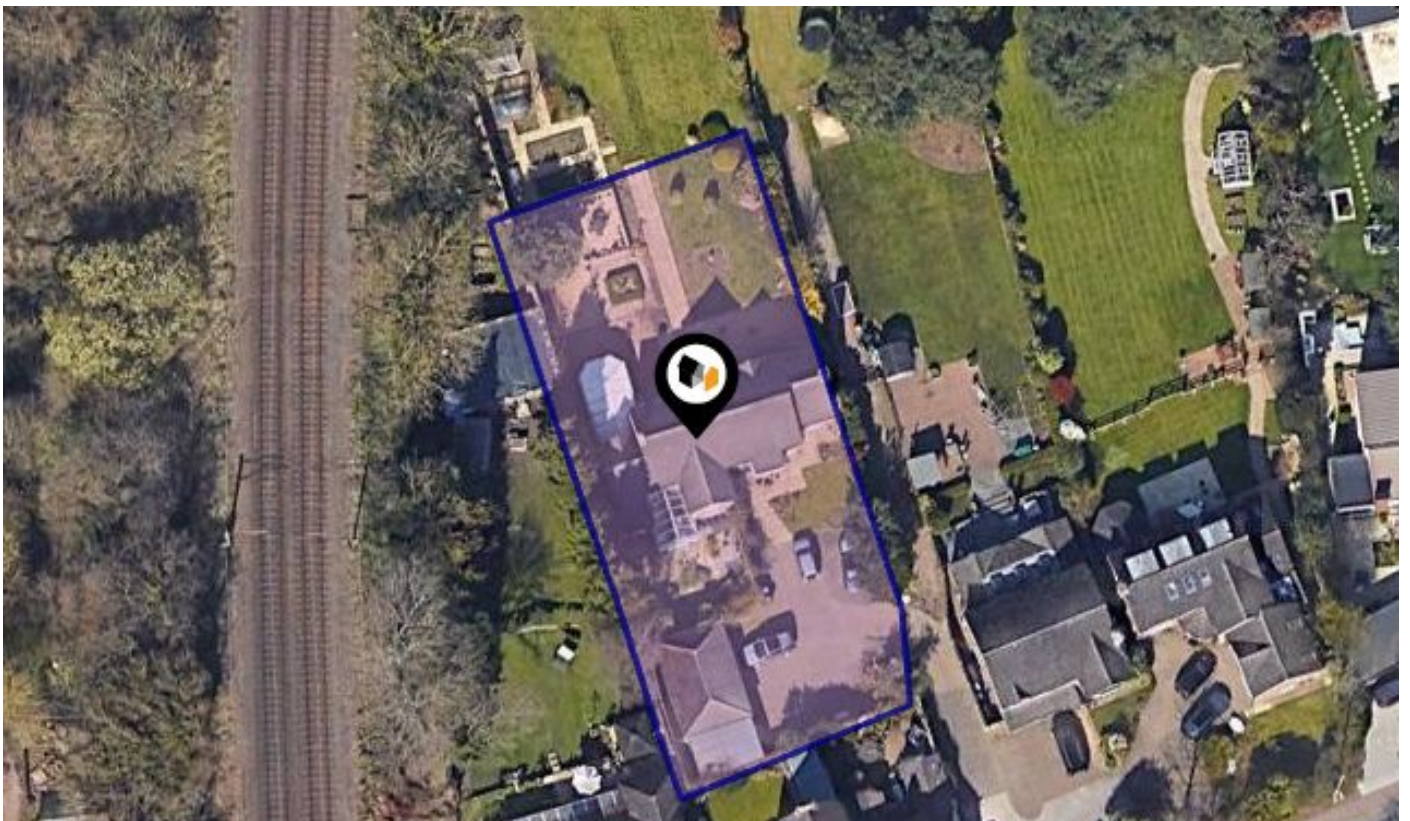




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 28th April 2026



BLAKE STREET, SUTTON COLDFIELD, B74

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Tucked away in the highly sought-after enclave of Little Aston, just a short stroll from the prestigious Little Aston Golf Club, this exceptional four-bedroom luxury residence offers an outstanding blend of space, versatility, and refined living.

Approached via secure electric gates, the property enjoys a commanding presence with a generous frontage, ample parking, a triple garage, and an additional car port with electrics, complemented by a convenient EV charging point. The garage also presents exciting potential for conversion, subject to the necessary planning permissions, offering flexibility for further accommodation or leisure use.

Upon entering, you are welcomed by a grand entrance hall featuring elegant oak wood flooring, striking oak banisters with contemporary glass balustrades, and a stunning mezzanine window that floods the space with natural light—creating an immediate sense of scale and sophistication.

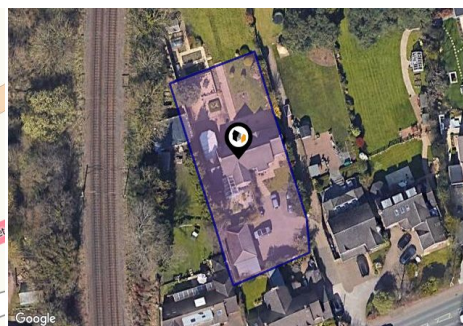
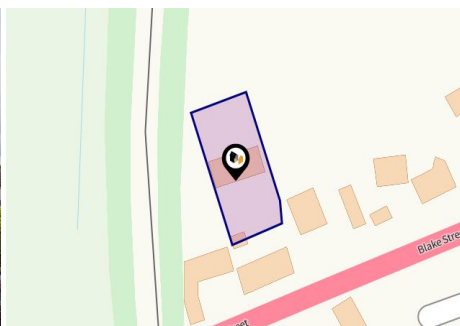
Internally, the home is thoughtfully designed to accommodate both modern family life and elegant entertaining. There are four well-proportioned living spaces, including two impressive conservatories with tiled roofs. One opens seamlessly onto the beautifully landscaped rear garden, while the other enjoys a bright south-facing aspect, leading out to a charming front courtyard—perfect for relaxing in the sun throughout the day.

The heart of the home is the spacious kitchen and dining area, providing a warm and sociable hub for everyday living and hosting. A separate utility room enhances practicality, ensuring the main living areas remain uncluttered.

The property boasts four generously sized bedrooms, including two with stylish en suite facilities, alongside a well-appointed family bathroom, offering comfort and convenience for both residents and guests.

Externally, the lifestyle appeal continues with a porcelain slabbed patio, ideal for al fresco dining, complemented by a superb covered BBQ area and a delightful summer house—creating a private and inviting space for entertaining or unwinding.

Combining a prime location with flexible living accommodation and exceptional finishes throughout, this impressive home presents a rare opportunity to enjoy luxury living in one of the region's most desirable addresses.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,648 ft ² / 339 m ²		
Plot Area:	0.27 acres		
Year Built :	2001		
Council Tax :	Band H		
Annual Estimate:	£4,704		
Title Number:	SF447804		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	49 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

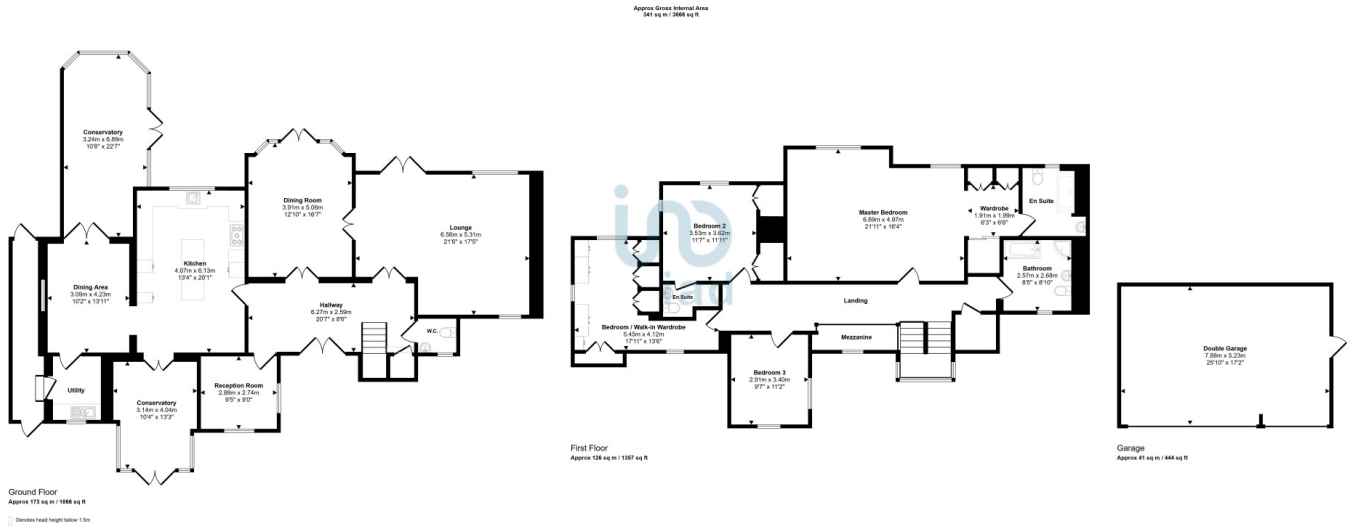
Satellite/Fibre TV Availability:

Planning records for: *Blake Street, Sutton Coldfield, B74*

Reference - 97/00725/OUT	
Decision:	Decided
Date:	13th August 1997
Description:	Erection of three detached dwellings and garages



BLAKE STREET, SUTTON COLDFIELD, B74



B74

Energy rating

C

Valid until 23.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	339 m ²

This map displays nearby coal mine entrances and their classifications.



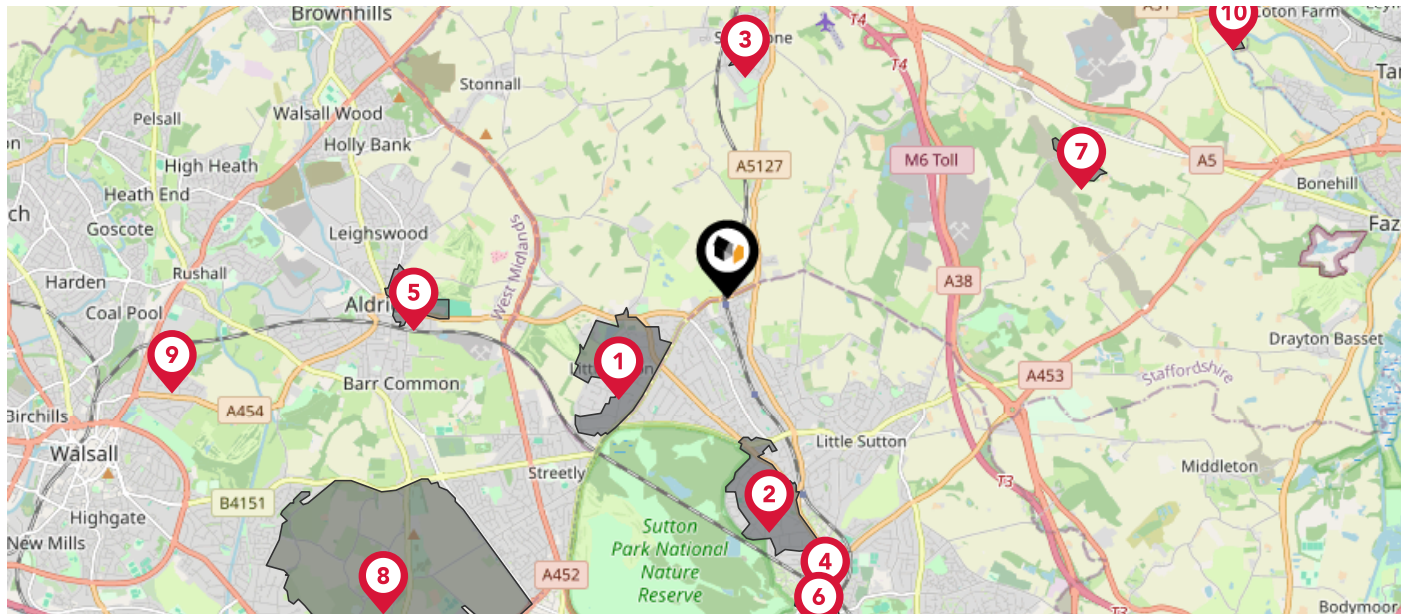
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

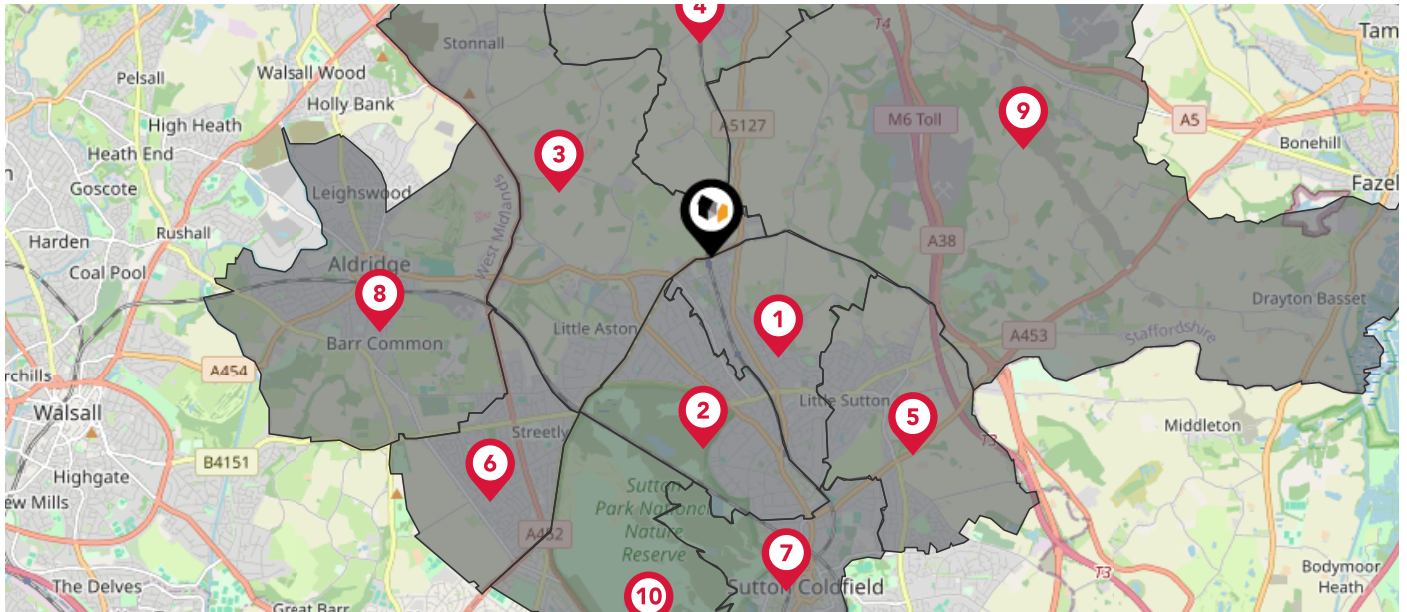
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Little Aston
- 2 Four Oaks
- 3 Shenstone
- 4 Anchorage Road
- 5 Aldridge
- 6 High Street Sutton Coldfield
- 7 Hints
- 8 Great Barr
- 9 Old Rushall
- 10 Hopwas

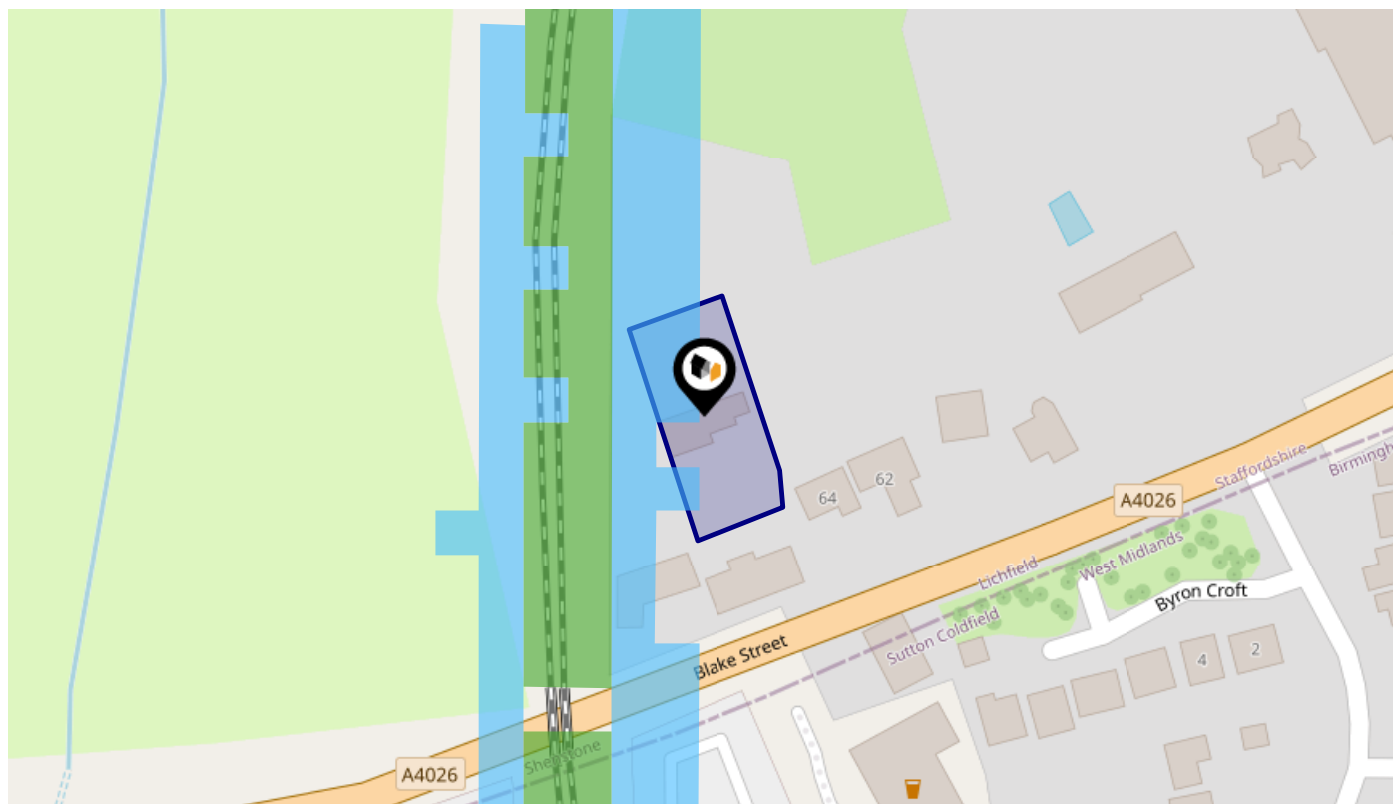
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Sutton Mere Green Ward
-  Sutton Four Oaks Ward
-  Little Aston & Stonnall Ward
-  Shenstone Ward
-  Sutton Roughley Ward
-  Streetly Ward
-  Sutton Trinity Ward
-  Aldridge Central and South Ward
-  Bourne Vale Ward
-  Sutton Vesey Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

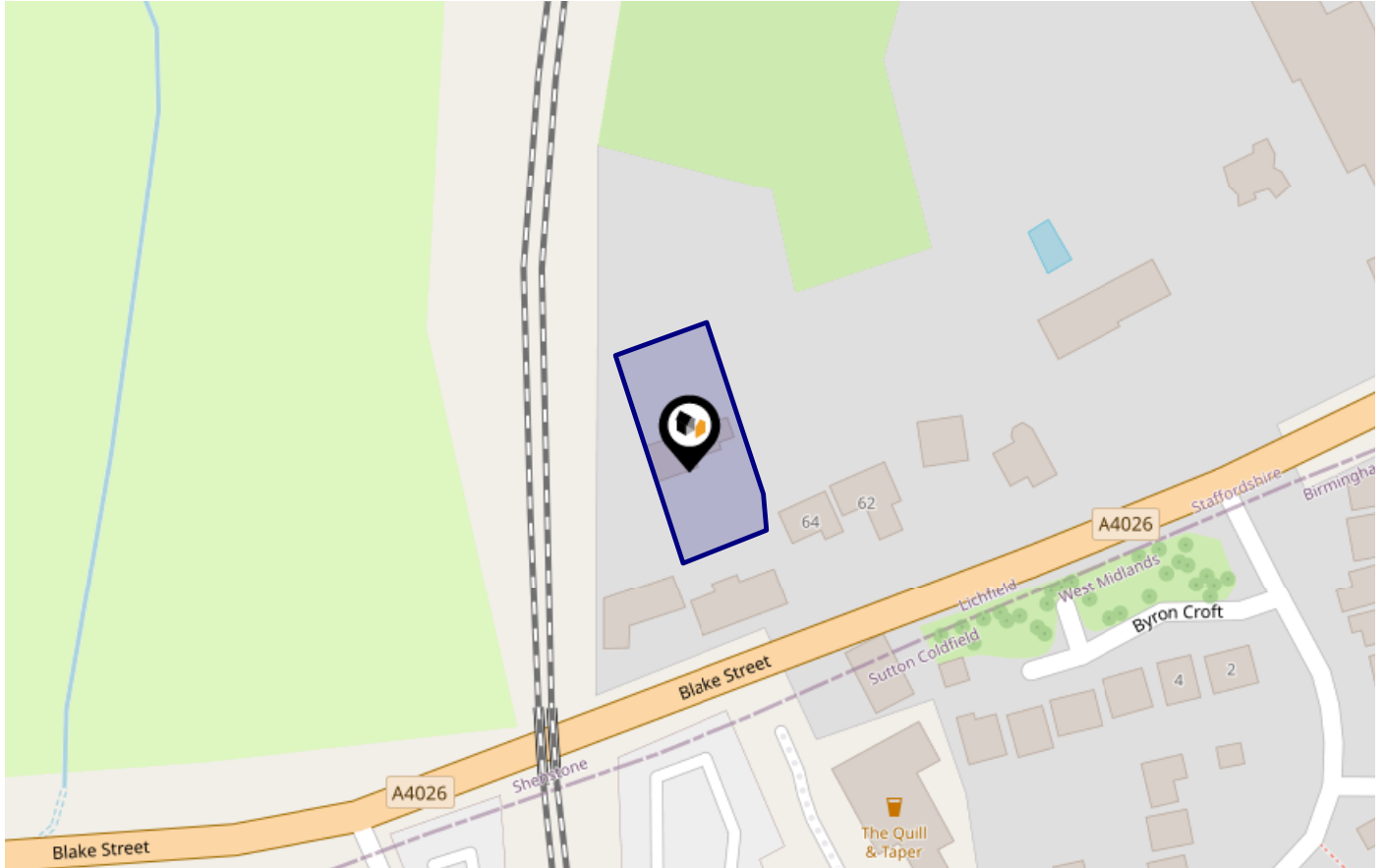
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

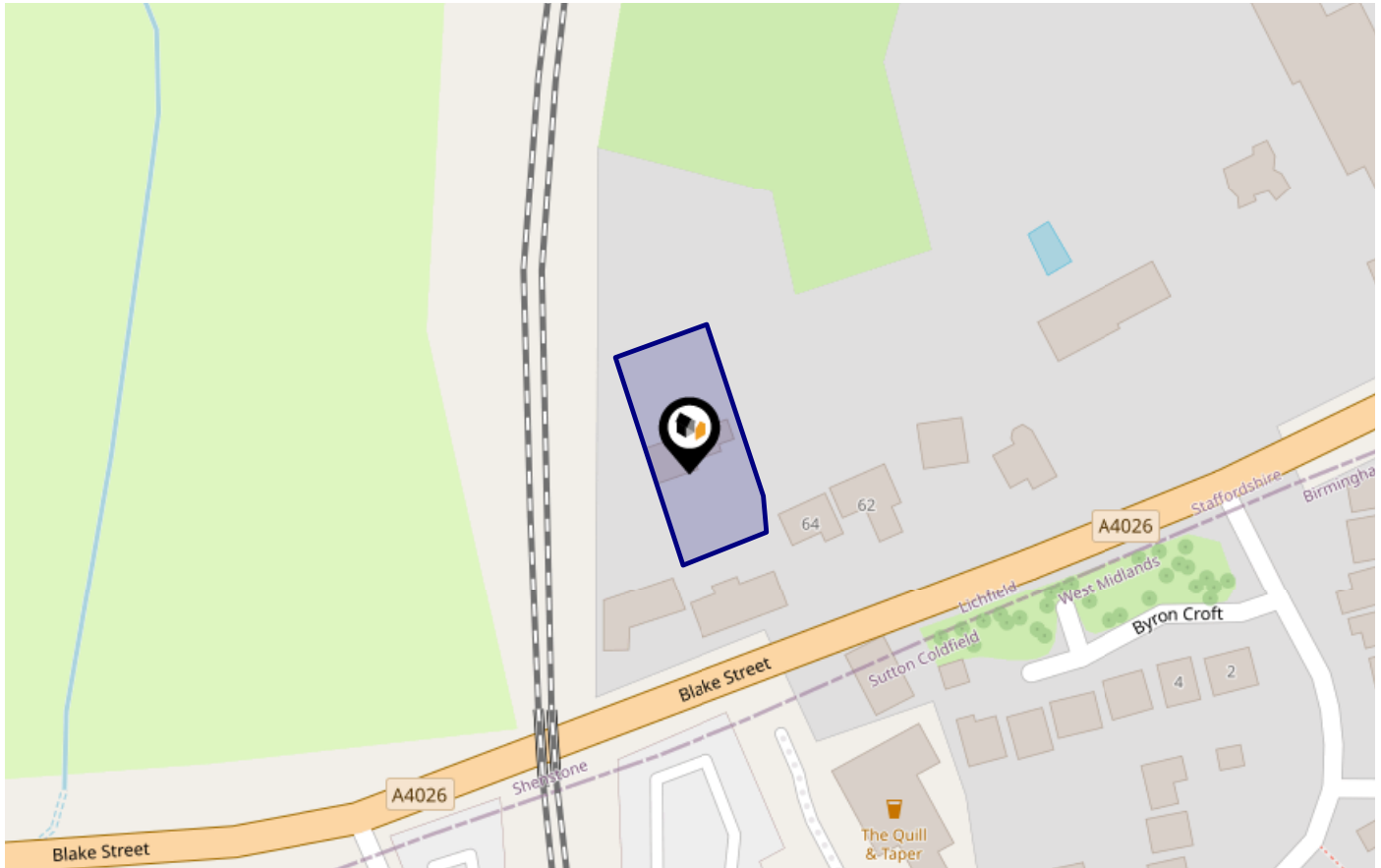
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

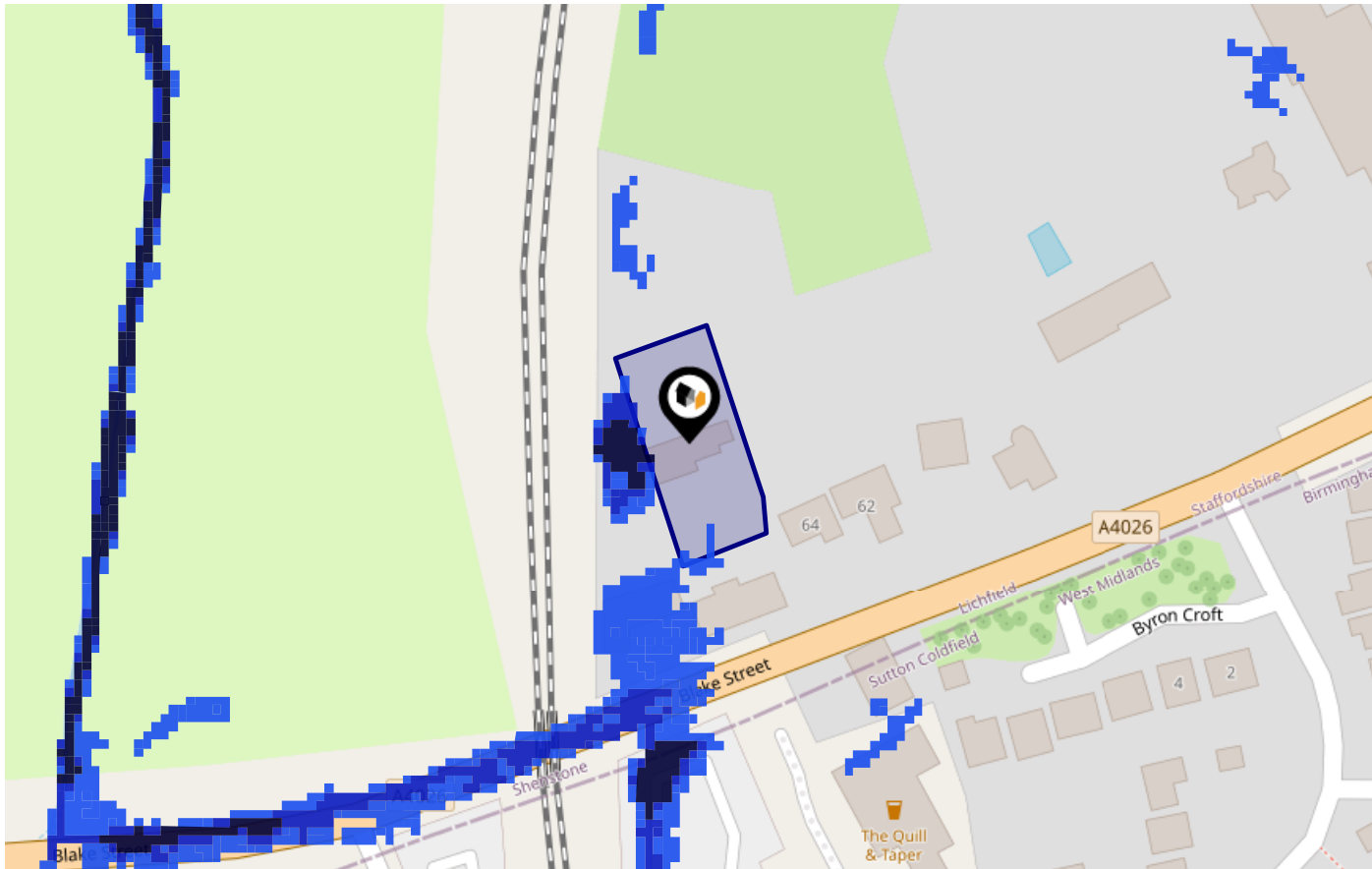


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

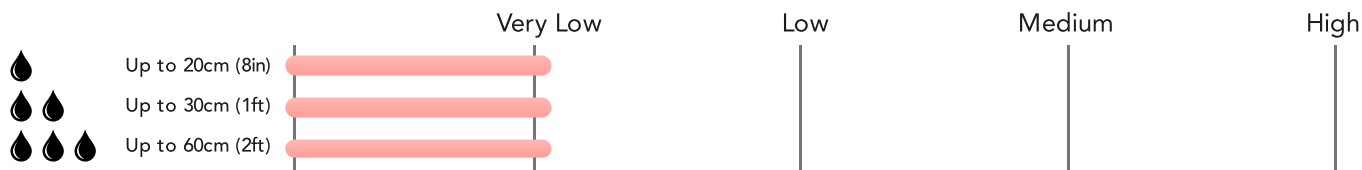


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

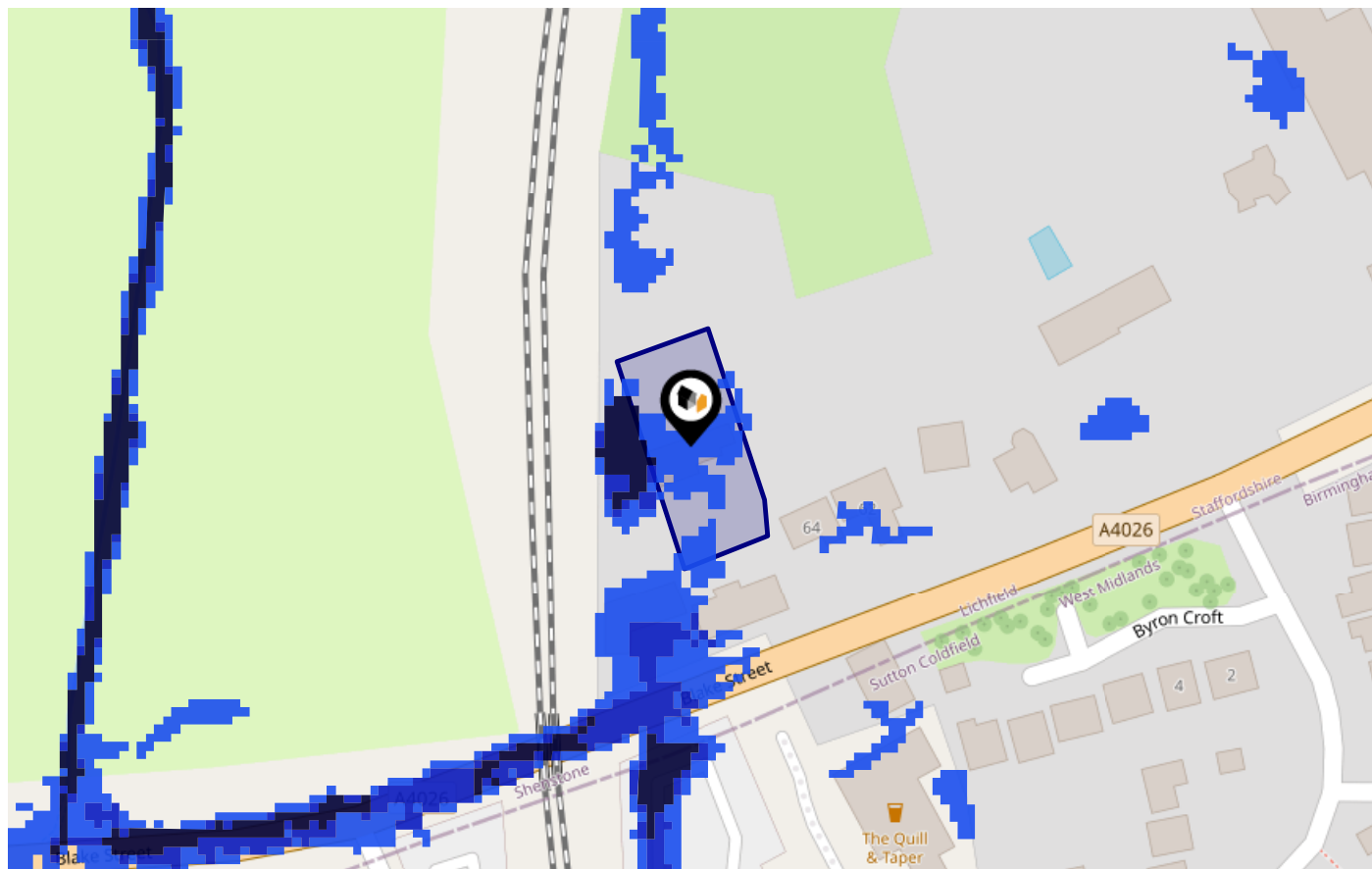


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

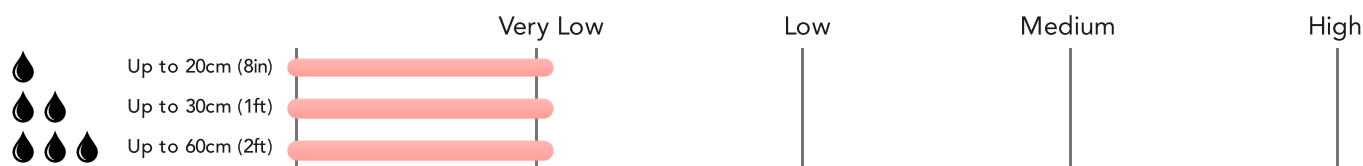


Risk Rating: **Low**

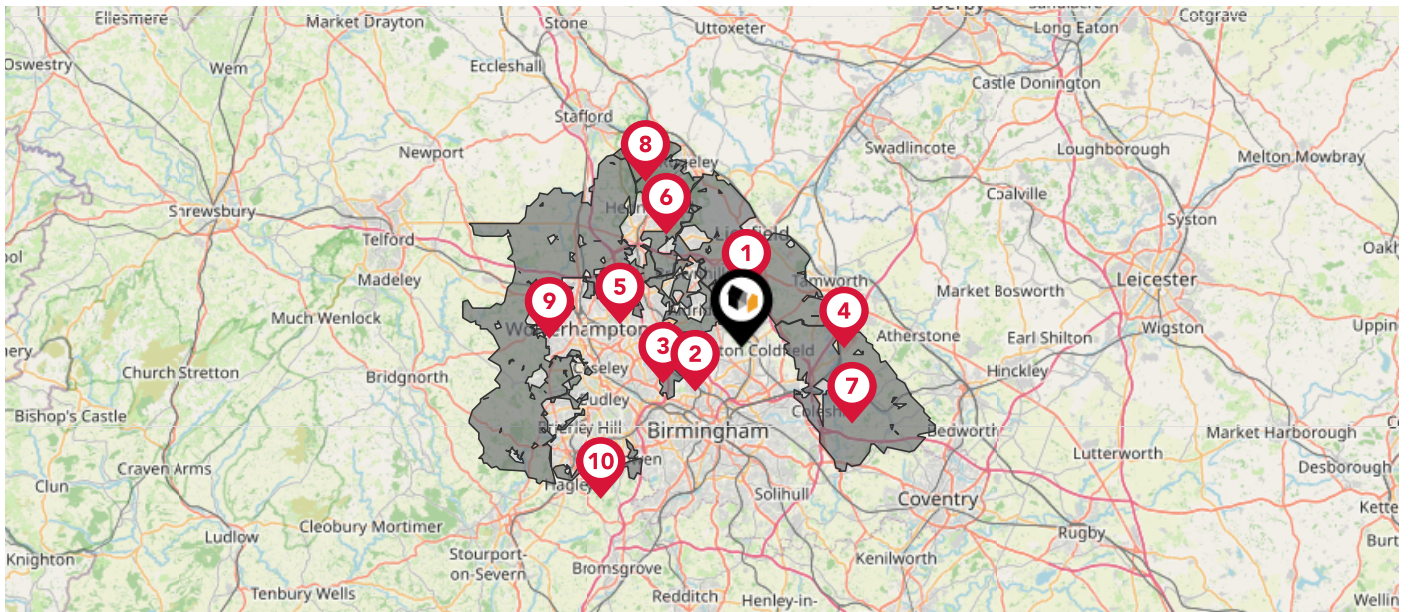
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



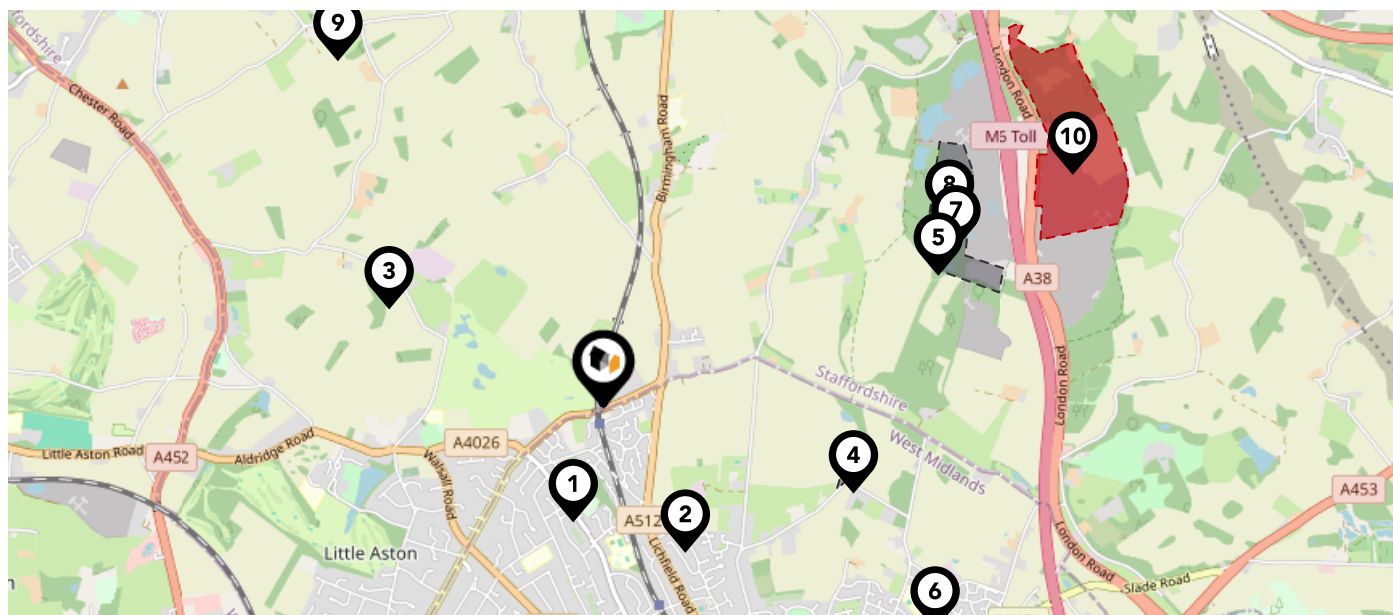
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Lichfield
- 2 Birmingham Green Belt - Sandwell
- 3 Birmingham Green Belt - Walsall
- 4 Birmingham Green Belt - Tamworth
- 5 Birmingham Green Belt - Wolverhampton
- 6 Birmingham Green Belt - Cannock Chase
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Stafford
- 9 Birmingham Green Belt - South Staffordshire
- 10 Birmingham Green Belt - Dudley

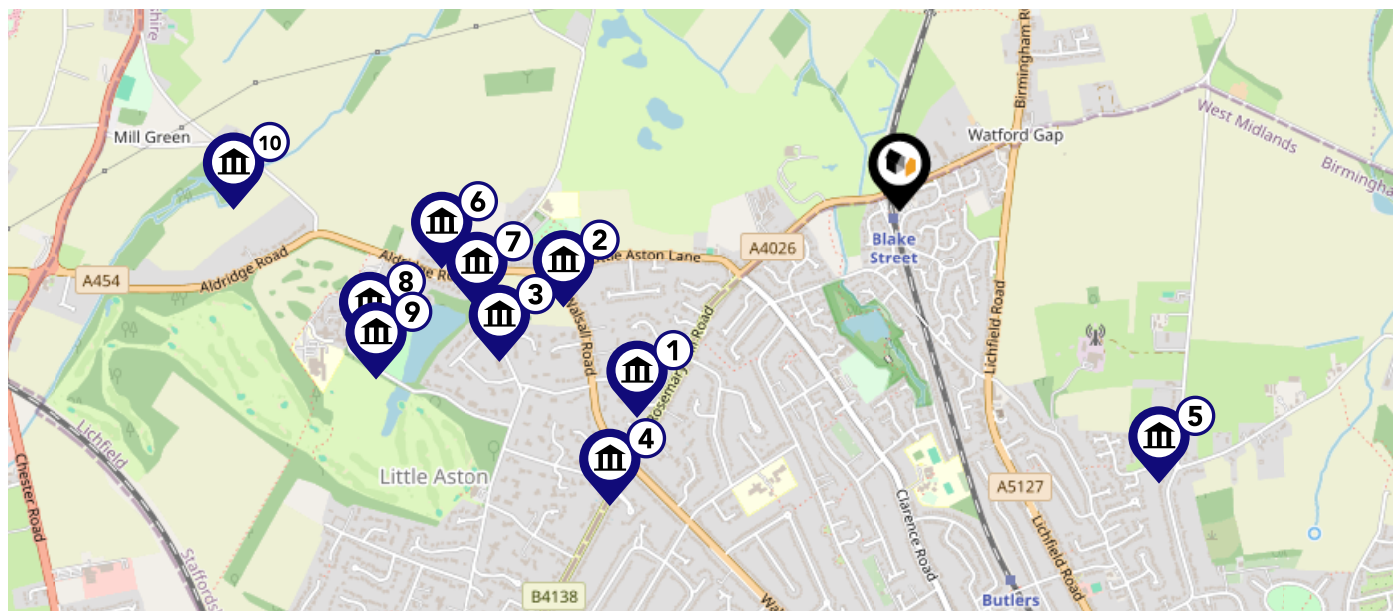
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



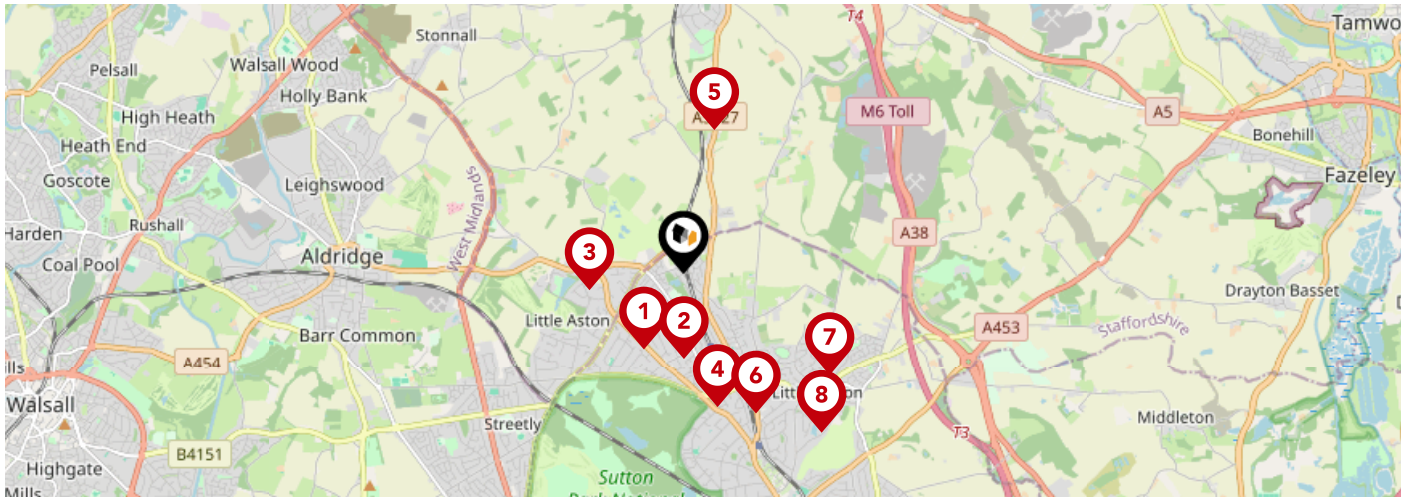
Nearby Landfill Sites

1	Hill Hook Road / Clarence Road-Clarence Road, Four Oaks, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
2	Hill Village Road, Four Oaks-Hill Village Road, Four Oaks, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
3	Forge Lane Opposite Sewage Works-Forge Lane, Little Aston, Lichfield, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Hillwood Road-Hillwood Road, Hillwood, Sutton Coldfield, West Midlands	Historic Landfill <input type="checkbox"/>
5	Weeford Quarry-Moneymore Farm, Canwell, Near Sutton Coldfield, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Marlpit Lane Landfill Site-Dutton's Road, Little Sutton, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
7	Land At Weeford-Weeford, Lichfield, Staffordshire	Historic Landfill <input type="checkbox"/>
8	Silt Bed No 2, Weeford Pit-Moneymore Farm, London Road (A38), Canwell, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Hook Lane-Lower Stonnall, Near Brownhills, Staffordshire	Historic Landfill <input type="checkbox"/>
10	EA/EPR/FB3105KM/V002	Active Landfill <input checked="" type="checkbox"/>

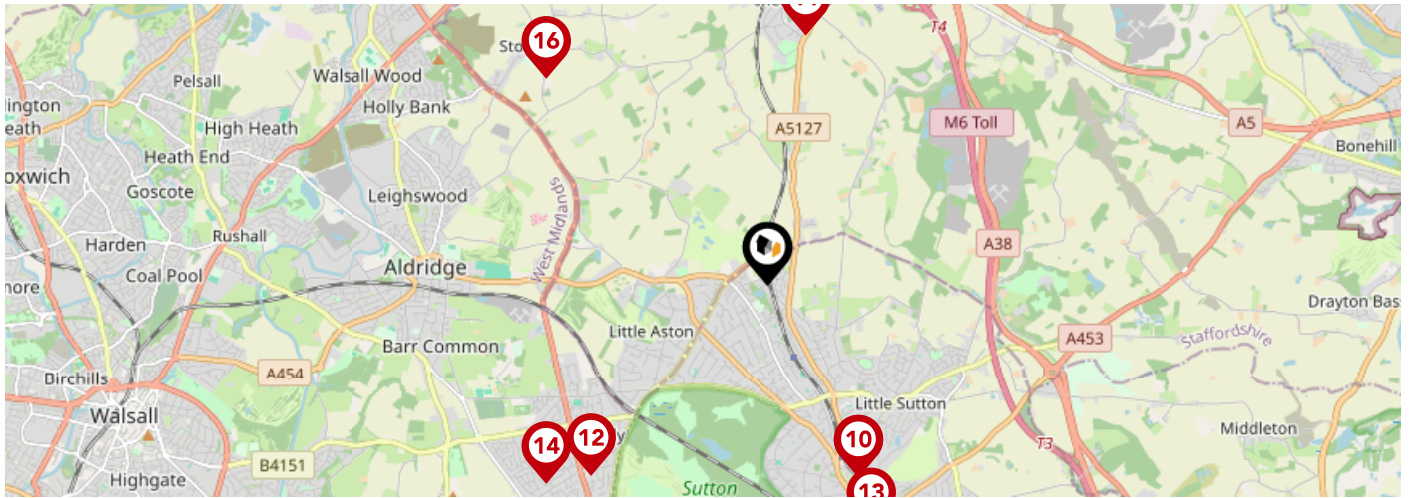
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1392850 - Hornton Manor	Grade II	0.7 miles
	1294830 - Milepost At Sk 094 005	Grade II	0.8 miles
	1038832 - Church Of St Peter	Grade II	0.9 miles
	1374277 - Little Aston	Grade II	0.9 miles
	1385233 - 9, Hillwood Common Road	Grade II	0.9 miles
	1263818 - Home Farmhouse	Grade II	1.0 miles
	1374288 - The Cottage	Grade II	1.0 miles
	1038855 - Little Aston Hall	Grade II	1.2 miles
	1188180 - Orangery Approximately 150 Metres South Of Little Aston Hall	Grade II	1.2 miles
	1076394 - Barn Approximately 10 Metres North East Of Little Aston Mill	Grade II	1.5 miles



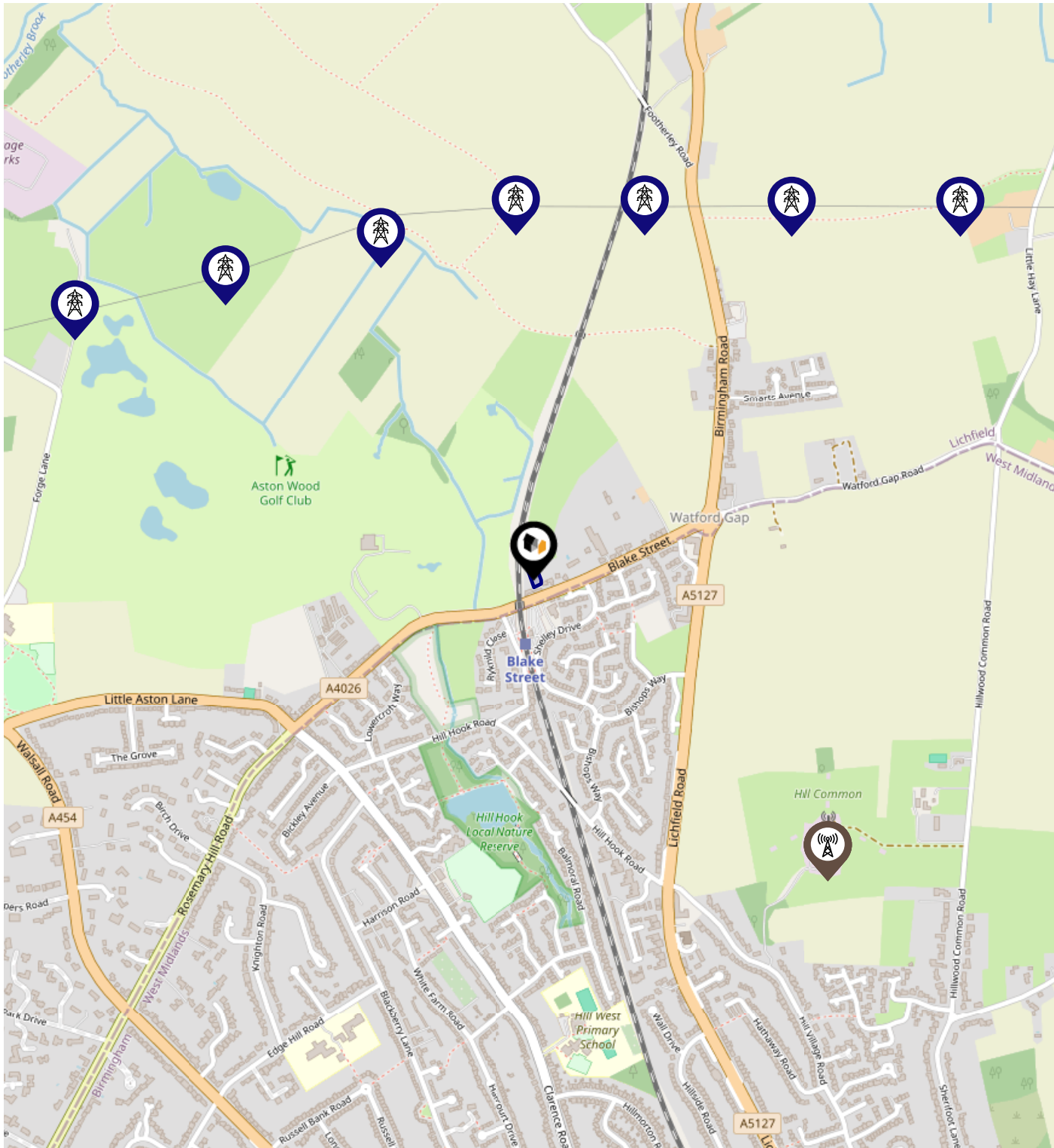
		Nursery	Primary	Secondary	College	Private
1	Four Oaks Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hill West Primary School Ofsted Rating: Good Pupils: 403 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Little Aston Primary Academy Ofsted Rating: Requires improvement Pupils: 238 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Arthur Terry School Ofsted Rating: Good Pupils: 1752 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shenstone Lodge School Ofsted Rating: Good Pupils: 118 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mere Green Primary School Ofsted Rating: Outstanding Pupils: 448 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Little Sutton Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Moor Hall Primary School Ofsted Rating: Outstanding Pupils: 397 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Coppice Primary School Ofsted Rating: Good Pupils: 417 Distance: 1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Langley School Ofsted Rating: Good Pupils: 103 Distance: 1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greysbrooke Primary School Ofsted Rating: Good Pupils: 206 Distance: 2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manor Primary School Ofsted Rating: Good Pupils: 378 Distance: 2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance: 2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Anne's Catholic Primary School, Streetly Ofsted Rating: Outstanding Pupils: 235 Distance: 2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bishop Vesey's Grammar School Ofsted Rating: Outstanding Pupils: 1379 Distance: 2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Peter's Church of England Primary Academy Ofsted Rating: Good Pupils: 135 Distance: 2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

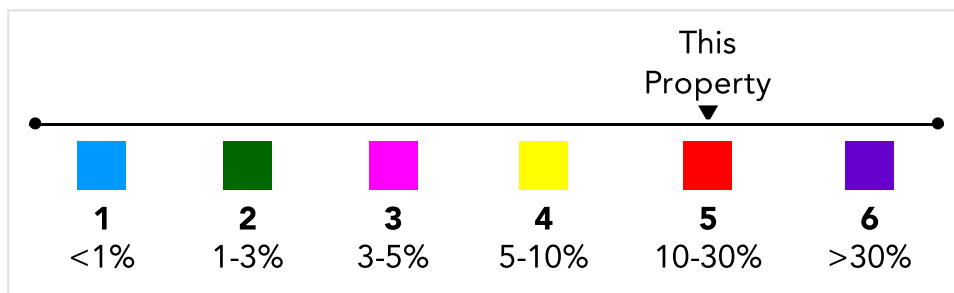
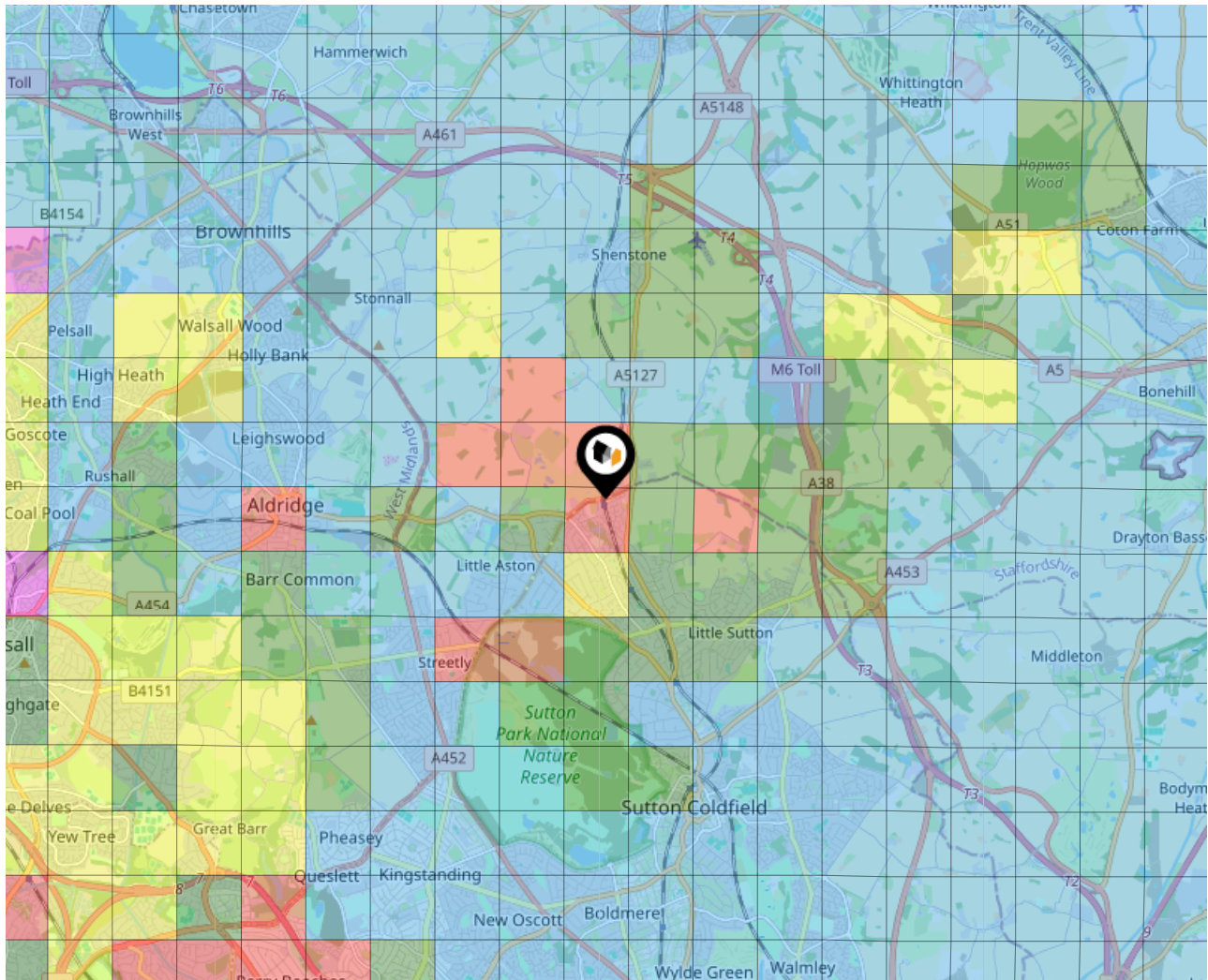


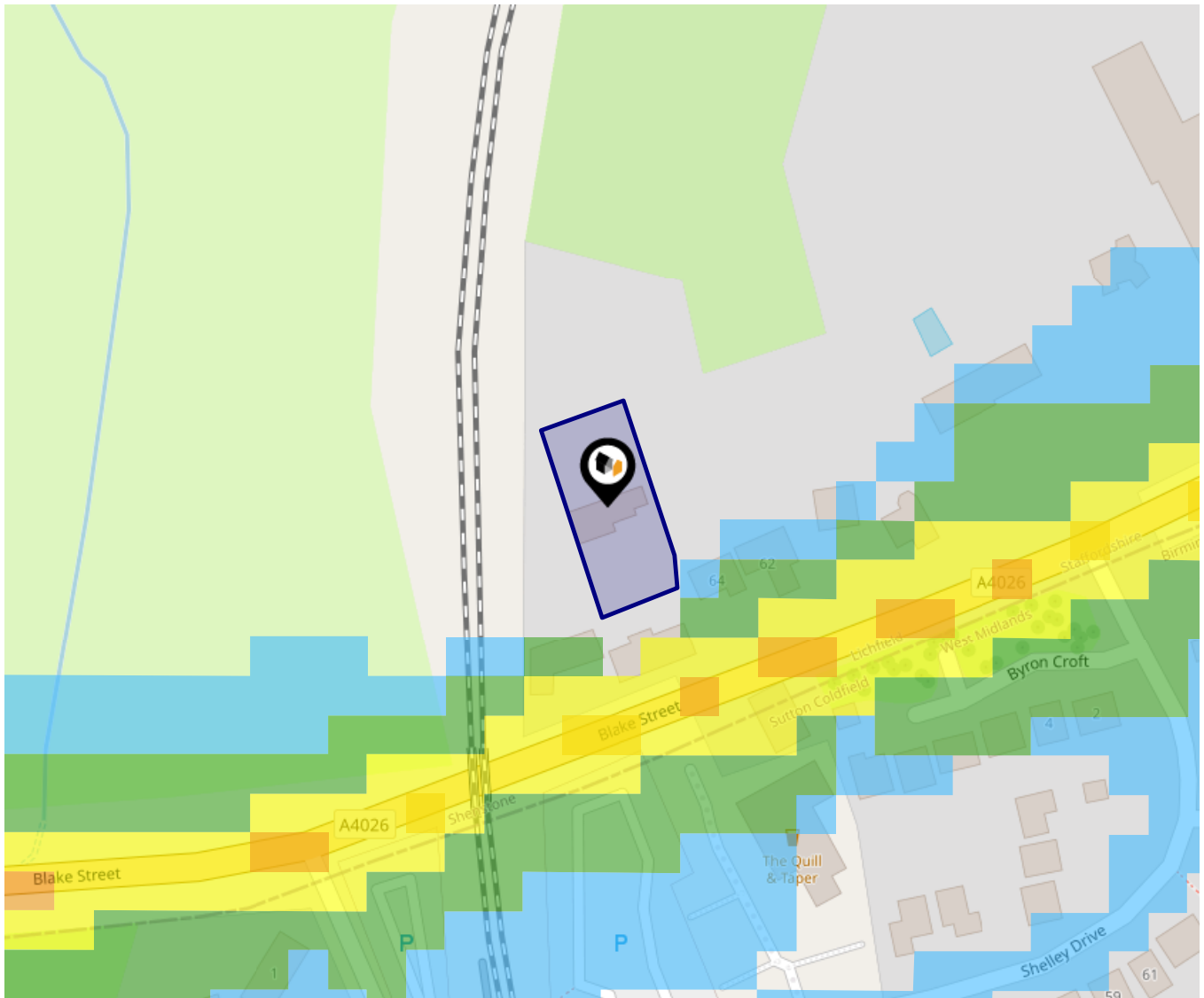
Key:

- Power Pylons
- Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



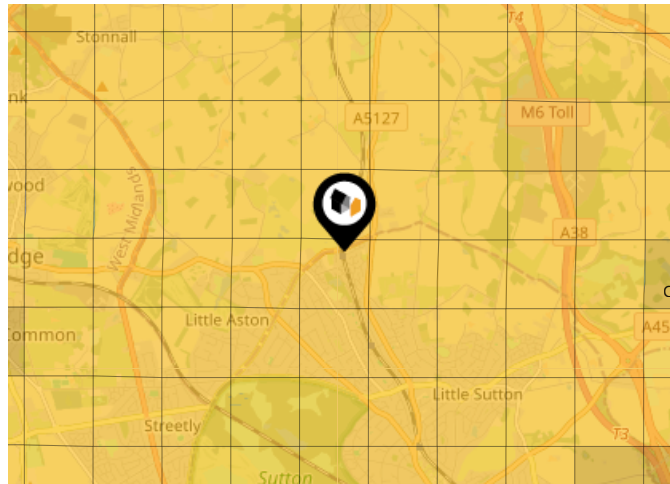


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

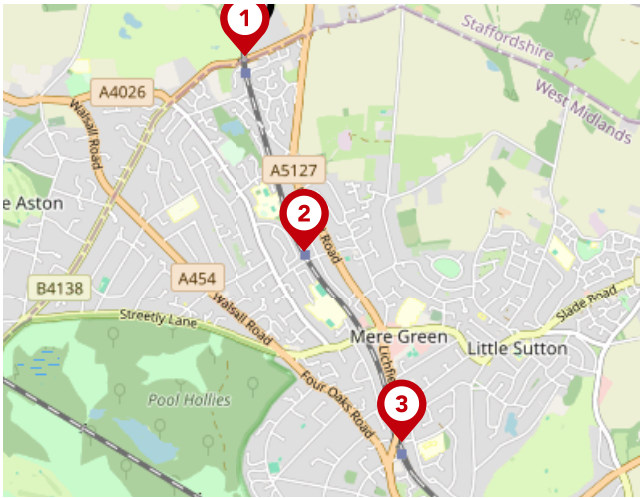
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY)		



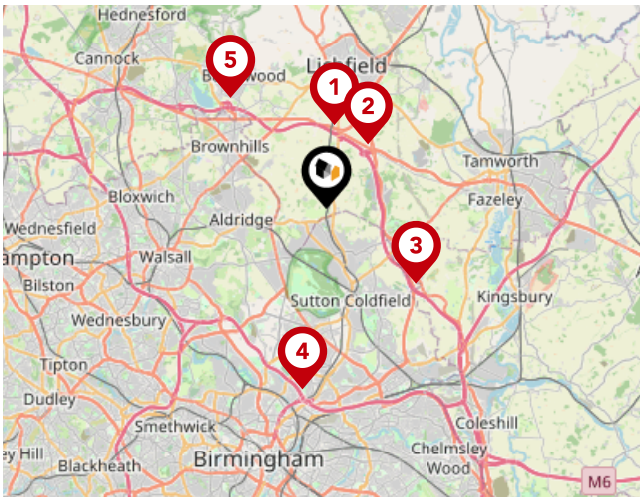
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



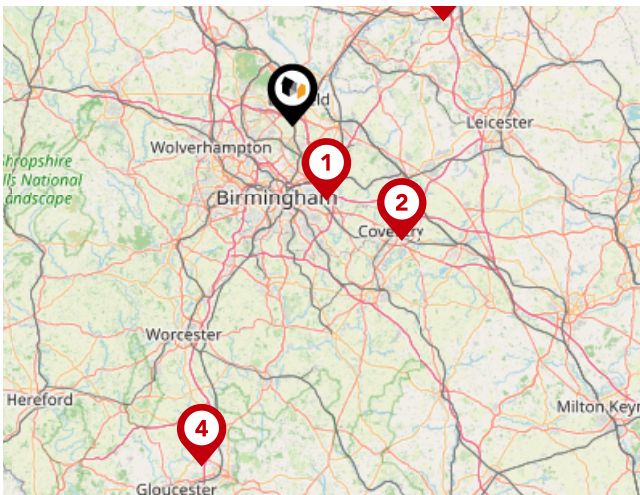
National Rail Stations

Pin	Name	Distance
1	Blake Street Rail Station	0.07 miles
2	Butlers Lane Rail Station	0.98 miles
3	Four Oaks Rail Station	1.93 miles



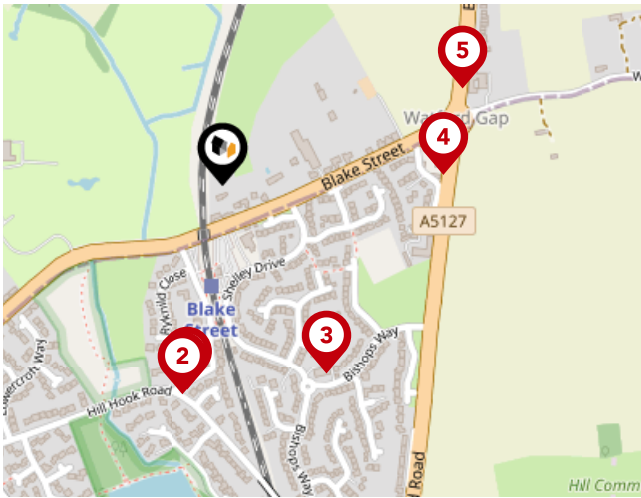
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T5	2.96 miles
2	M6 TOLL T4	2.75 miles
3	M6 TOLL T3	4.24 miles
4	M6 J6	6.6 miles
5	M6 TOLL T6	5.26 miles



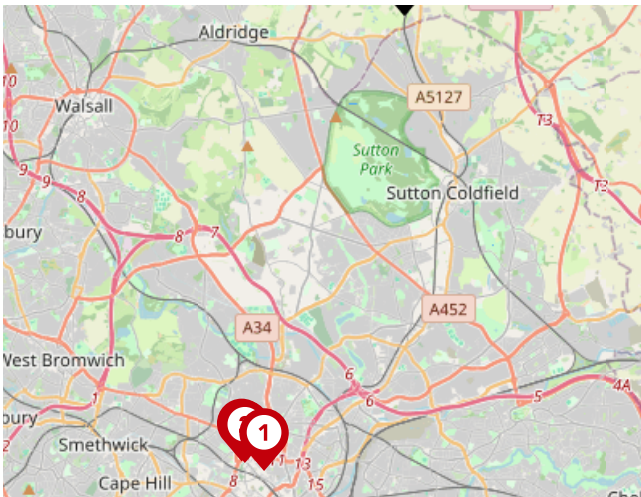
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	11.59 miles
2	Baginton	22.66 miles
3	East Mids Airport	26.42 miles
4	Staverton	51.07 miles



Bus Stops/Stations

Pin	Name	Distance
1	Station Approach	0.23 miles
2	Station Approach	0.24 miles
3	Shelley Drive	0.24 miles
4	Watford Gap Island	0.25 miles
5	Blake Street	0.29 miles



Local Connections

Pin	Name	Distance
1	St Paul's (Midland Metro Stop)	8.59 miles
2	Jewellery Quarter (Midland Metro Stop)	8.54 miles
3	Jewellery Quarter (Midland Metro Stop)	8.54 miles



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Important - Please read

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All measurements, distances, areas, and floor plans are approximate and for guidance purposes only. Fixtures, fittings, and appliances have not been tested, and no guarantee is given as to their working condition or suitability. Planning permissions, building regulations, or other consents should be independently verified by the buyer's legal representative.

Tenure: We are advised that the property is Freehold. Purchasers should seek confirmation of this from their solicitor.

BUYERS COMPLIANCE ADMINISTRATION FEE

In accordance with the Money Laundering Regulations 2017, iAD Estate Agents are required to carry out due diligence on all clients to verify their identity, including all prospective purchasers.

iAD Estate Agents use an electronic verification system to confirm clients' identity. This process is not a credit check and will not affect your credit history.

By submitting an offer on a property, all buyers agree that, should the offer be accepted (subject to contract), iAD Estate Agents, acting on behalf of the seller, may carry out the required identity verification checks. A non-refundable administration fee of £25 plus VAT (£30 including VAT) per buyer will apply.

A secure record of the verification process will be retained by iAD Estate Agents within the electronic file relating to the property.

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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