

66 WESTERN ROAD  
SUTTON COLDFIELD  
B73 5SS

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An exceptional five-bedroom residence combining timeless character with refined contemporary living, beautifully arranged over four floors. This elegant home showcases a wealth of period features including bow bay windows, feature fireplaces and stained-glass detailing, complemented by expansive modern living spaces designed for both family life and entertaining.

The heart of the home is a stunning open-plan kitchen, dining and living area with lantern skylights, a central island, integrated appliances and a sunken seating area overlooking the landscaped rear gardens. Additional accommodation includes multiple reception rooms, a study, luxurious principal suite with dressing room and en-suite, versatile upper-floor bedrooms and stylish bath and shower rooms throughout.

Externally, the property continues to impress with an immaculate façade, block-paved driveway and beautifully landscaped tiered gardens featuring polished slate patios, a sunken fire pit seating area, outdoor kitchen with covered dining space, raised planting beds and fenced boundaries, creating an exceptional setting for relaxing and entertaining.

Approximate total floor area: 2712 Sq. Ft or 252.24 Sq. Meters

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

The property is located close to local amenities, restaurants, and cafes of Wylde Green, a two minute walk from Wylde Green train station which allows for excellent links to central Birmingham. In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre. It is an important nature reserve consisting of historic wetland grazing meadows, Plants Brook stream and a number of listed buildings, including a working 17th century corn mill and the 14th century New Hall hotel.

The area benefits from excellent schooling, Nicholas Primary, Boldmere School, and Walmley Junior School, The Deanery Church of England Primary School, Maney Hill Primary School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls.

### Description of Property

This exceptional residence effortlessly combines timeless character with refined contemporary living, offering expansive and versatile accommodation arranged over four floors. Immaculately presented throughout, the home is introduced by a covered porch with an attractive front-facing window and a beautifully crafted entrance door featuring elegant stained-glass detailing.

The generous reception hall creates an immediate sense of grandeur and flow, leading to a series of beautifully appointed living spaces. The principal sitting room is both sophisticated and inviting, centred around a feature fireplace and enhanced by striking bow bay windows overlooking the front aspect. A separate study provides an ideal retreat for home working or quiet relaxation, complete with a feature fireplace and French doors opening directly onto the rear patio. Complementing the ground floor further is a versatile side room with French doors to either side, allowing natural light to flood the space and creating a seamless connection to the outdoors, together with a conveniently positioned guest WC.

At the heart of the home lies a spectacular open-plan kitchen, dining and family area, thoughtfully designed for modern living

and entertaining. A striking lantern skylight crowns the dining space, accompanied by two further skylights that bathe the room in natural light. The contemporary kitchen is beautifully appointed with an impressive central island incorporating an inset sink, hob and extractor, alongside integrated appliances and an abundance of bespoke cabinetry. The adjoining seating area enjoys delightful views across the rear garden, creating a relaxed and sociable environment. A well-equipped utility room offers additional storage and practicality, while staircases provide access to both the first floor and the cellar level.

The first floor continues to impress with a spacious landing leading to the luxurious principal suite, featuring elegant bow bay windows overlooking the front elevation, a dedicated dressing room and a stylish en-suite shower room. Two further generously proportioned bedrooms occupy this level, both enjoying charming feature fireplaces, with the third bedroom also benefitting from built-in wardrobes and views across the rear gardens. A beautifully appointed family bathroom completes the accommodation on this floor.

The second floor provides two additional characterful bedrooms, each enhanced by feature fireplaces and abundant natural light, including one with attractive bow bay windows and another with skylights. A contemporary shower room serves this level, offering ideal accommodation for guests or growing families.

Externally, the property is equally impressive. A block-paved driveway complements the immaculate façade, while the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining. A polished grey slate patio leads to a striking sunken fire pit seating area, perfect for social gatherings, alongside a fully equipped outdoor kitchen and covered dining area with a glazed ceiling. Raised planting beds, mature wall planting and two beautifully maintained lawned tiers create depth and texture throughout the garden, all enclosed by secure fencing for privacy and tranquillity.

### Distances

Sutton Coldfield town centre 1.5 miles

Birmingham 6 miles

Lichfield 12.1 miles

Birmingham International/NEC 10 miles

M6 (J6) 5.7 miles

(Distances approximate)

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Western Road, Sutton Coldfield B73 5SS  
 Approximate Gross Internal Area:  
 2712 Sq Ft / 252.24 Sq M



#### Directions from Aston Knowles

From the agent's High Street office, head to Mill Street and take a slight right onto Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road and then turn right onto Highbridge Road. Turn left onto Western Road and you will find the property on the right-hand side.

#### Terms

Tenure: Freehold  
 Local Authority: Birmingham City Council  
 Tax Band: F  
 Average area broadband speed: 150 Mbps

#### Services

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

#### 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: May 2026  
 Particulars prepared: May 2026

#### Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield, 0121 362 7878.



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