SUTTON COURT LITTLE SUTTON LANE
SUTTON COLDFIELD
B75 6SF

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This well presented two bedroom duplex maisonette is located in a popular area of Sutton Coldfield, close to local amenities, excellent schooling and good transport links.

The well presented first floor duplex maisonette comprises entrance stairway to first floor, a spacious lounge / diner, fitted kitchen with cooker, stairs to second floor, two good sized bathrooms with wardrobe space and a family bathroom with electric shower over bath. The property benefits from gas central heating, double glazing, garage parking and is offered unfurnished.

EPC: C

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 set in a delightful location in Little Sutton Lane where it meets Lichfield Road.
Nearby is Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf. The Belfry Hotel and Golf Course is also within a 2-minute drive away.
Sutton Coldfield is within a 2 minute drive away and provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the council for up to date school catchment areas.

Description of property
The property features a welcoming reception room, providing a comfortable space for both relaxation and entertaining, together with two well-proportioned bedrooms and a contemporary bathroom. The flexible layout makes the apartment ideally suited to professionals, couples or those seeking additional space for guests or home working.

Gardens & Grounds
The property has the benefit of off-road parking, a garage and communal grounds.

Distances
Sutton Coldfield town centre 0.9 miles
Lichfield 9.5 miles
Birmingham 8.6 miles
M6 Toll (T3) 4.4 miles
Birmingham International/NEC 14.7 miles
(Distances approximate)

Services
We understand that mains water, drainage, and electricity is connected.

Terms
Local authority: Birmingham City Council
Tax band: C

Viewings
Viewings are strictly being undertaken by prior appointment through Aston Knowles on 0121 362 7878.

Particulars created November 2026
Photographs taken JNovember 2026

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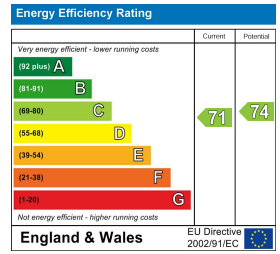

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

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