9 COLLEGE HILL
SUTTON COLDFIELD
B73 6HA

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

The ground floor accommodation comprises an enclosed porch leading to a welcoming reception hall, drawing room, dining room, kitchen, and a spacious family room, together with a guest WC, utility room, and cloak room. A staircase rises to the first floor.

The first floor offers a generous principal bedroom, two further bedrooms—one of which may also serve as an ideal study or home office—and a family bathroom. A further staircase leads to the second floor.

Occupying the uppermost level is Bedroom Two, complete with an ensuite shower room, creating a private and peaceful retreat.

Externally, the property benefits from a tarmac driveway providing ample parking and a detached garage building. The gardens are a particular feature of the home, comprising a lawned frontage with a planted tree, a rear patio ideal for outdoor entertaining, and an attractive multilevel garden with further lawned areas.

EPC Ratting : D

Approximate total floor area: 1750 Sq. Ft or 163 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 situated near the well-regarded Sutton Coldfield town centre. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham.

The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, lies about 6 miles from Birmingham. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses.

Sutton Coldfield provides an excellent place to shop and relax, schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Plantsbrook secondary. Purchasers are advised to check with the Council for up-to-date information on school catchment areas

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property
Tucked behind a welcoming enclosed porch and framed by flourishing gardens, this delightful home unfolds with warmth, character, and a gentle sense of occasion at every turn.

The reception hall sets the tone for the accommodation beyond, inviting guests into a beautifully proportioned drawing room where graceful bow bay windows bathe the space in natural light. A handsome feature fireplace, adorned with a traditional wooden surround, honed marble back panelling, and a contemporary inset, creates a captivating focal point while offering views across the front gardens.

The dining room which is the continuation of the lounge provides an enchanting setting for family gatherings and celebratory suppers, with doors opening onto the garden patio, allowing the indoors and outdoors to mingle effortlessly on warmer days. The kitchen is a cheerful heart of the home, enlivened by colourful tiles and splashbacks, complemented by an array of display cabinets and practical storage. Beyond lies the family room—a wonderfully versatile retreat illuminated by two skylights, with direct access to the rear patio, the garage and adjoining boot room. A utility room, guest WC, and a cloak room complete the thoughtfully arranged ground floor accommodation.

Ascending to the first floor, the landing leads to a generous principal bedroom, where bow bay windows once again frame delightful views to the front and built-in wardrobes provide ample storage. Two further bedrooms enjoy peaceful outlooks across the rear gardens, with the fourth bedroom offering flexibility as an inspiring home office or study. A well-appointed family bathroom, featuring a separate shower, serves this floor.

The second floor offers a charming sanctuary of its own. Bedroom Two nestles beneath the eaves, where three skylights invite the changing skies indoors, creating a tranquil haven complete with its own ensuite shower room.

Outside, the magic continues. A tarmac driveway provides ample parking and leads to a substantial garage with twin entrances. The front garden, with its neatly kept lawn, specimen tree, and an abundance of colourful planting, offers a fitting introduction to the property.

To the rear, the gardens reveal themselves in layers of discovery. A petite patio provides an idyllic setting for alfresco dining beneath the open sky, while steps rise through sweeping lawns to a greenhouse and a collection of fruit trees. Mature evergreens, vibrant flowerbeds, and established hedgerows create a tapestry of colour and texture throughout the seasons lending the garden a storybook quality and a sense of endless possibility.

This is a home that balances elegance with comfort—a place where morning light streams through bay windows, summer evenings linger on the terrace, and every season brings something new to admire.

Distances:
- Sutton Park - 0.3 miles (within close walking distance)
- Sutton Coldfield town centre - 0.4 miles (within close walking distance)
- Sutton Coldfield Train Station - 0.5 miles
- Four Oaks Train Station - 1.4 miles
- Lichfield - 9.2 miles
- Birmingham - 6.8 miles
- Birmingham International/NEC - 11.1 miles
- M6 - 8.8 miles
- M6 Toll - 7.9 miles
- M42 - 9.8 miles

(Distances approximate)
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Directions from Aston Knowles
From the agents' High Street office, turn left onto Mill St/A5217, slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn right onto Farthing Ln/Manor Hill, continue to follow Manor Hill, turn left onto College Hill.

Terms
- Tenure: Freehold
- Local Authority: Birmingham City Council
- Tax Band: E
- Average area Broadband speed: Full Fibre broadband available

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

Fixtures and Fittings
These particulars are intended only as a guide and must not be relied upon as statements of fact.

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 all of 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 cannot be inferred that any item shown is included in the sale.

- Photographs taken: July 2026
- Particulars prepared: July 2026

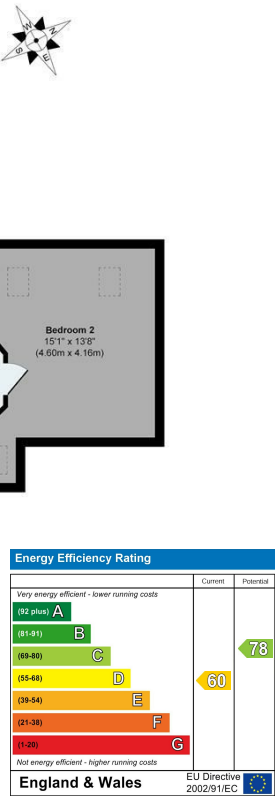
Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

ASTON KNOWLES

College Hill Sutton Coldfield B73 6HA
Approximate Gross Internal Area
Total (including Garage) = 1750 SQ FT / 163 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale.



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