35 WYVERN ROAD
SUTTON COLDFIELD
B74 2PS

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An impressive five-bedroom detached family residence occupying a generous plot along a highly sought-after residential road, offering approximately 3,071 sq ft of spacious and versatile accommodation, complemented by magnificent southerly facing gardens.

The property provides an excellent balance of formal and informal living spaces, including an elegant drawing room, separate dining room, conservatory overlooking the gardens and a spacious open-plan kitchen/breakfast room. A utility room, dedicated home office and guest cloakroom complete the ground floor.

To the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite facilities, a further en-suite bedroom and a family bathroom.

Externally, the property enjoys an attractive approach with an in-and-out driveway providing ample parking. The extensive, southerly facing rear gardens are a particular highlight, offering exceptional privacy, expansive lawns and a generous patio, ideal for outdoor entertaining and family enjoyment.

Combining substantial accommodation, a prestigious setting and truly delightful gardens, this wonderful property presents an excellent opportunity to acquire a long-term family home in a highly desirable location.

EPC Rating: D
Approximate Gross Internal Floor Area: 3,071 sq ft / 285.3 sq m.

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
Situated in a sought-after location. Everyday amenities can be found in nearby Mere Green, where M&S and Sainsbury's supermarkets are situated together with an array of restaurants and coffee shops in the recently developed Mulberry Walk.

Sutton Coldfield town centre is nearby, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Arthur Terry School, St Joseph's Catholic Primary, Moor Hall Primary, Whitehouse Common, Coppice Primary, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of property
As you step through the stylish front entrance, you're welcomed into a spacious hallway with oak flooring and paneled walls, which leads to the guest WC, lounge, kitchen, and dining room. A staircase ascends to the first floor, and there's a convenient storage cupboard. The stunning open-plan kitchen, dining, and living area is beautifully defined, with oak flooring throughout and a tiled section in the kitchen. A striking log burner serves as a central feature, adding warmth and character. The kitchen is equipped with shaker-style cabinetry, a central island, and quartz countertops. It also includes integrated appliances such as twin ovens, an induction hob with an extractor, a dishwasher, and a drinks fridge. There is space for an American-style fridge freezer, and the room is bathed in natural light thanks to windows at the front and rear, along with French doors that open to the garden and four skylights above. The room flows effortlessly into the utility room and dining area.

The utility room offers practical storage with units, plus space and plumbing for both a washing machine and tumble dryer. A side door provides access to both the front and rear gardens.

Moving into the formal dining room, the original Canadian oak flooring and wood burner adds charm, and large rear-facing windows provide lovely views of the garden. French doors lead into the conservatory, a room perfect for entertaining.

The spacious lounge is equally welcoming, featuring oak flooring, an inglenook fireplace with a log burner, and a large front-facing window. French doors at the rear open to the sunroom, conservatory, and home office. This flexible space is perfect for a variety of uses, with French doors leading to the rear garden and an additional door that connects to the garage.

On the first floor, the high-quality finishes continue, with panelled walls, a large front-facing window, and access to the bedrooms and family bathroom. The principal bedroom overlooks the sunny rear garden and features an en-suite with a corner bath, walk-in shower, low-level WC, and washbasin. The guest bedroom at the other end of the landing also enjoys rear garden views and has its own en-suite with a shower cubicle, WC, and washbasin. Two additional spacious double bedrooms look out over the rear garden, while the fifth bedroom offers a front-facing view. The family bathroom is well-appointed, with both a bathtub and shower cubicle, as well as a low-level WC and washbasin.

Gardens & Grounds
The front of the property features a generous 'in & out' driveway with a lawn and planted borders, providing ample parking space for several vehicles. The driveway leads to the garage, front entrance, and gated access on both sides. The southerly facing rear garden is a sun lover's haven, with a large patio ideal for outdoor entertaining and alfresco dining, while the expansive lawn provides ample space for games and relaxation.

Directions
From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn left onto Wyvern Road and the property will be on your left.

Distances
Sutton Coldfield - 0.4 miles
Lichfield - 8.2 miles
Birmingham - 7.9 miles
Birmingham International/NEC - 14.5 miles
M6 - 5.3 miles
M6 Toll - 8.3 miles
M42 - 13.2 miles

(Distances approximate)

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Terms
Tenure: Freehold
Local Authority: Birmingham
Tax Band: G









EPC rating: D
Broadband average area speed: 150 Mbps

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

Services

We understand that mains water, gas and electricity 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.

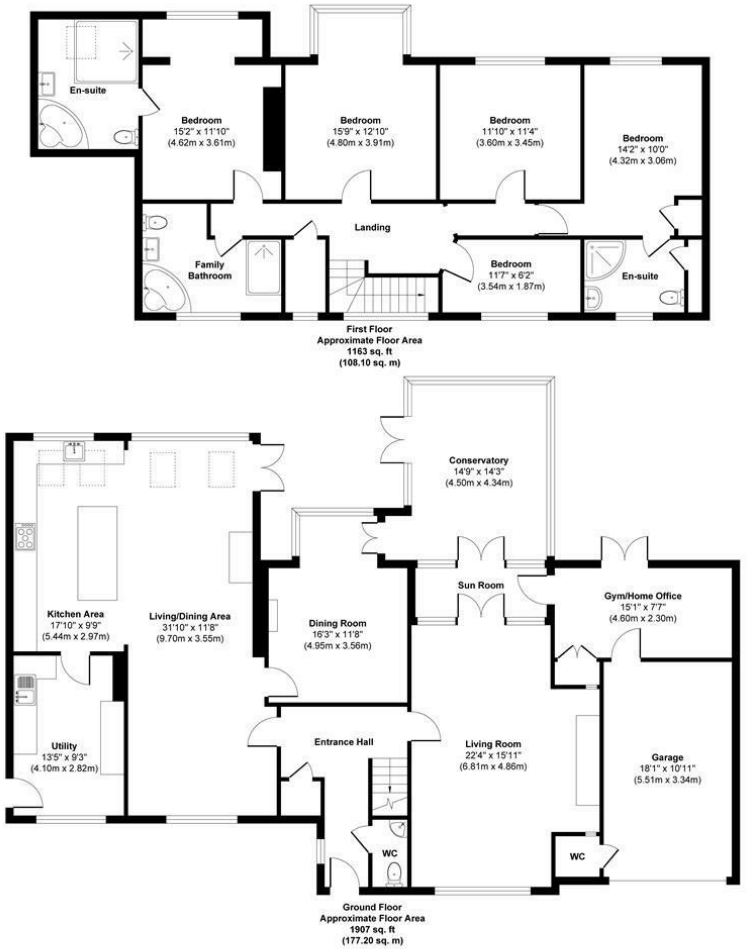
Photographs taken: September 2024
Particulars prepared: December 2024

Buyer Identity Verification Fee

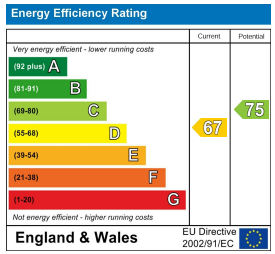
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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

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Approx. Gross Internal Floor Area 3070 sq. ft / 285.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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