



Somerville Road  
Sutton Coldfield, B73 6JA



Sutton Coldfield  
Fine Residential

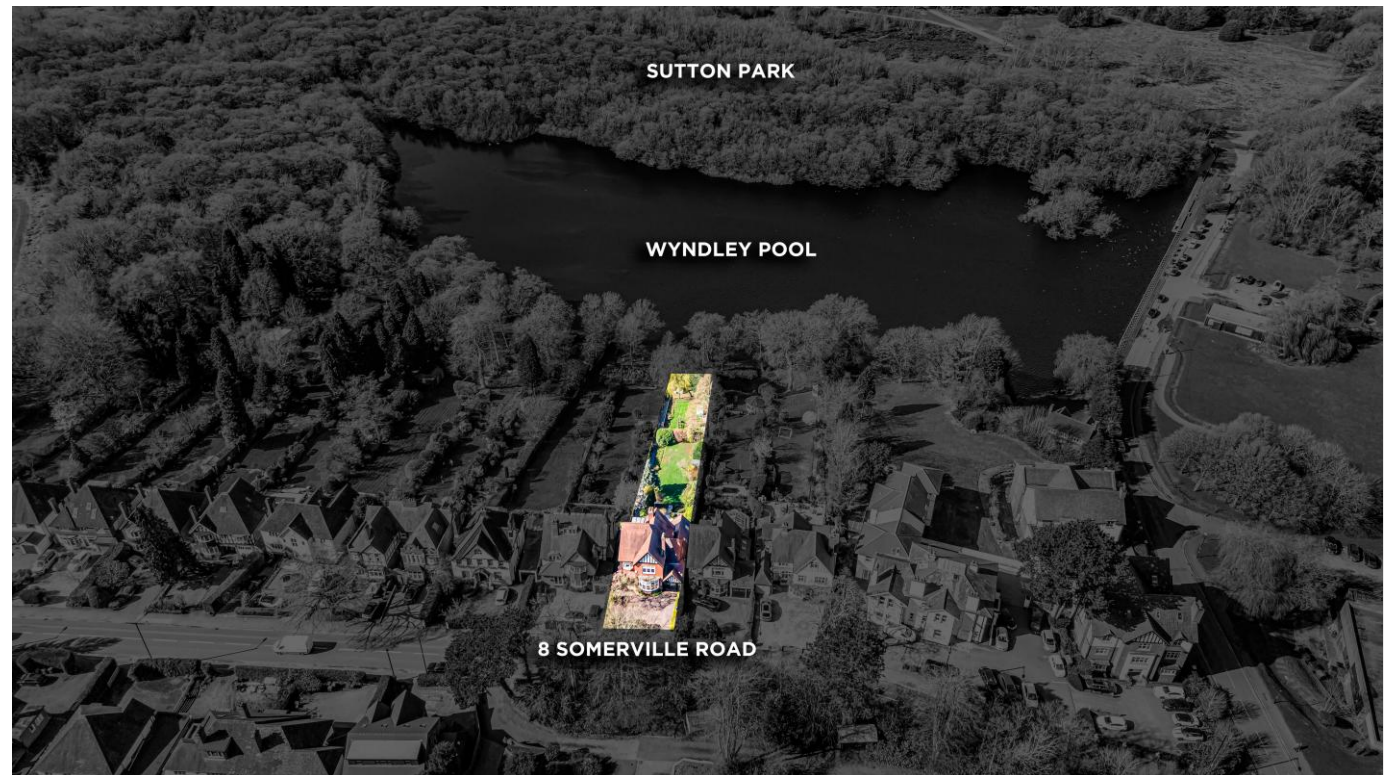
# Somerville Road

Sutton Coldfield, B73 6JA



An impressive well proportioned Edwardian family residence enjoying an exceptional position adjacent to Sutton Park, with extensive rear gardens leading down to Wyndley Pool. Located within comfortable walking distance of Sutton Coldfield town centre, the property offers spacious and characterful accommodation arranged over three floors and retains many attractive original period features.

- Highly sought after position adjacent to Sutton Park
- Substantial Edwardian detached family residence
- Five well proportioned bedrooms
- Three reception rooms
- Lower ground floor basement
- Large garden with Westerly rear aspect
- Waterside frontage to Wyndley Pool
- Walking distance to the town centre and Sutton Coldfield train station





Set well back from the road behind a deep foregarden and tarmac driveway providing ample parking, the property enjoys an impressive approach and an attractive period appearance. Internally, the spacious accommodation benefits from gas central heating and double glazing while retaining a wealth of character including Minton tiled flooring, decorative coving, ceiling roses and original fireplaces.



The accommodation briefly comprises an enclosed porch with Minton tiled floor leading to a welcoming reception hall with stained glass window, decorative ceiling detailing and cloaks cupboard. The elegant sitting room features a full-width bay window and limestone fireplace with log burning stove, while the separate snug enjoys French doors opening onto the rear garden with views towards the lake.



The dining room overlooks the gardens and provides an excellent space for entertaining. The breakfast kitchen is fitted with a range of solid oak wall and base units with granite work surfaces and integrated appliances including fridge/freezer, dishwasher and a Range Master cooker with five burner gas hob, two electric hobs, double oven and extractor above. Breakfast bar and double doors opening onto the rear patio. Additional ground floor accommodation includes a guest cloakroom and utility room.

A useful lower ground floor basement room currently provides storage but offers potential for conversion to further living accommodation.



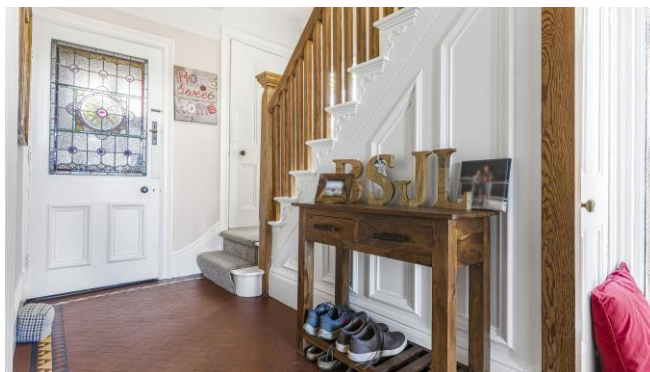
To the first floor are four generously proportioned bedrooms. The principal bedroom features a period fireplace and is complemented by an en-suite bathroom. Three further bedrooms are served by a well-appointed family bathroom with bath, large walk-in shower and vanity unit.

The second floor provides a fifth bedroom with windows to the side and rear enjoying elevated views towards Wyndley Pool and Sutton Park.

Outside, the large private rear gardens enjoy a desirable Westerly aspect and extend down to the water's edge of Wyndley Pool. Lawned gardens with a paved patio area and a variety of mature trees, shrubs and flowering plants, creating a peaceful and highly attractive setting. Additional external features include a garage, a summer house, two garden sheds and side entrance.

The property is ideally located within easy reach of Sutton Coldfield town centre, excellent schooling for all ages, leisure facilities including Wyndley Leisure Centre and rail services providing convenient access to Birmingham and beyond.

Council Tax Band: G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA  
 Tel: 0121 354 9229 | Email: enquiries@quantrills.co.uk  
[www.quantrills.co.uk](http://www.quantrills.co.uk)



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