

8 BISHOPS WAY
SUTTON COLDFIELD
B74 4XU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

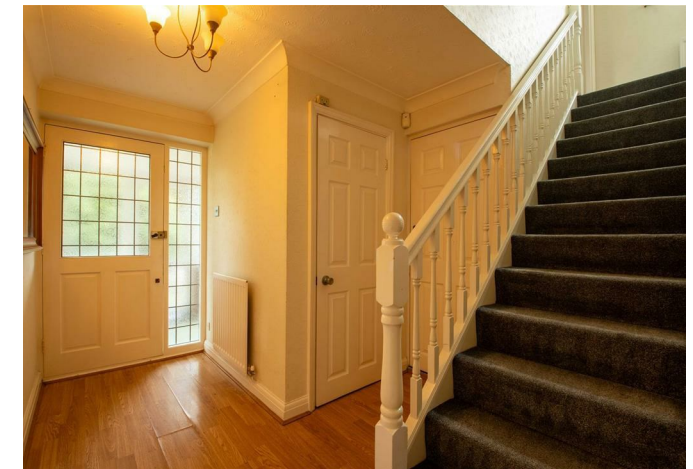
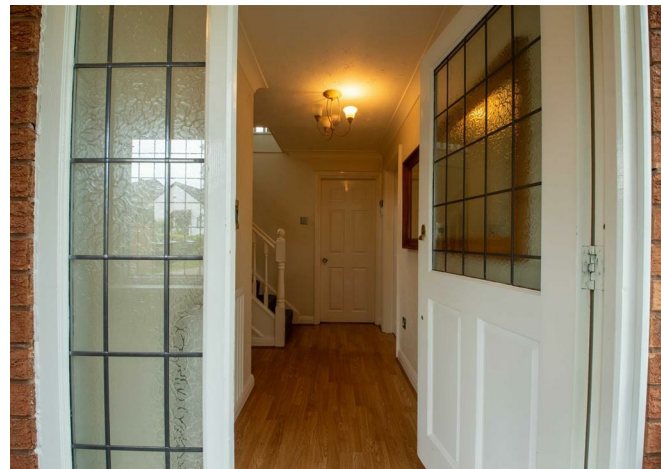
The ground floor comprises an enclosed porch leading into a welcoming reception hall, with access to a kitchen/breakfast room, sitting room, and dining room. There is also a guest WC and a staircase rising to the first floor.

The first floor offers a landing leading to the principal bedroom with en suite facilities, three further bedrooms, and a family bathroom.

Externally, the property benefits from a block paved driveway, two single interconnecting garages, and an access gate to the rear garden. The enclosed rear garden is mainly laid to lawn.

EPC Rating: C

Approximate total floor area: 1,439 Sq. Ft or 133.76 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

Bishops Way is a highly regarded residential address, well placed for access to Mere Green, Four Oaks and Sutton Coldfield, with an excellent range of local amenities close at hand. Mere Green offers a superb selection of shops, cafés, restaurants and everyday conveniences, including Marks & Spencer and Sainsbury's supermarkets.

The location is particularly convenient for commuters, with nearby rail connections at Four Oaks and Butlers Lane providing regular services into Birmingham city centre and beyond. The property is also well positioned for access to Sutton Coldfield town centre, Lichfield, Tamworth and Birmingham, with major road links including the A38, A5, M6 Toll and wider Midlands motorway network all within convenient reach.

The area is also perfectly placed for enjoying the natural beauty of Sutton Park, one of Europe's largest urban parks, offering extensive walking trails, golf courses and a wide range of outdoor leisure pursuits.

Families are particularly well served by an excellent choice of respected local schools, including Four Oaks Primary School, Hill West Primary School, The Arthur Terry School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Prospective purchasers are advised to verify school catchment areas and admissions criteria directly with the local authority.

This combination of local amenities, schooling, transport links and access to green open space makes Bishops Way an exceptionally convenient and desirable setting for family life.

Description of Property

Set within a highly convenient and well-regarded residential location, this detached family home offers an excellent opportunity for buyers seeking a property with genuine potential to modernise and personalise to their own requirements.

The property occupies a good-sized plot, with a generous block-paved driveway providing ample off-road parking and access to the double garage. Mature planting and lawned frontage create a pleasant approach, while the overall plot size offers useful space both to the front and rear.

Internally, the accommodation is well arranged and extends to approximately 1,439 sq ft, including the garage. The ground floor comprises an entrance hall with guest WC, a spacious sitting room with bow window, a separate dining room with doors opening to the rear garden, and a kitchen/breakfast room with direct access outside. While the property would now benefit from cosmetic improvement and updating, the layout provides a

practical and adaptable base for a future buyer.

To the first floor, there are four bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room. The remaining bedrooms are served by the family bathroom, which includes a bath with shower over.

Externally, the rear garden is enclosed and mainly laid to lawn, with a paved seating area and established boundaries. The garden is currently manageable in size and presentation, while also offering scope for landscaping or further enhancement, subject to a buyer's preferences.

A particular feature of the property is the detached double garage/interconnecting garage space, which provides excellent storage, parking or workshop potential. This, together with the sizeable driveway, will be attractive to families needing practical storage, or buyers with multiple vehicles.

Distances

Sutton Coldfield town centre: 3 miles
Birmingham city centre: 10 miles
Lichfield town centre: 7 miles
Birmingham International/NEC: 16 Miles
M6 (J7): 6 miles
M6 Toll (T5): 4 miles
M42 (J9): 10 miles

(distances approximate).

Directions from Aston Knowles

From Aston Knowles at 8 High Street, Sutton Coldfield, B72 1XA, head north-west along High Street and continue onto Lichfield Road (A5127) towards Four Oaks. Continue straight through several sets of traffic lights, passing through the centre of Sutton Coldfield and towards Mere Green. Stay on the A5127 for approximately 3 miles. After passing the Four Oaks railway area and the Hill Hook junction, turn left into Bishops Way. Continue along Bishops Way, where the property will be found a short distance along on the left-hand side.

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: E
Average area broadband speed: 150 Mbps, 500 and 900 Mbps also available

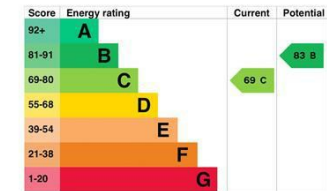
Services

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





Bishops Way B74 4XU
Approximate Gross Internal Area
133.76 sq.m. (1,439 sq.ft.)



Fixtures and Fittings

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

Viewings

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 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.

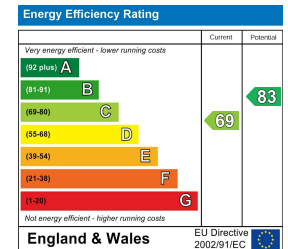
Photographs taken: May 2026
 Particulars prepared: May 2026

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.



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



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