

Station Road, Sutton Coldfield, B73 5LE







OFFERS AROUND - £740,000

Situated on the highly regarded Station Road in Sutton Coldfield, this impressive Victorian style semi detached family home occupies a desirable and convenient position, perfectly placed for access to a wide range of amenities, transport links and well regarded local schools. The property is within easy reach of Boldmere High Street, offering an excellent selection of independent shops, cafés, restaurants and everyday conveniences, whilst Wylde Green and Sutton Coldfield town centre provide an even wider choice of shopping, leisure and entertainment facilities. The property is also ideally positioned for commuters, with the nearby train station within walking distance, providing regular services to surrounding areas and Birmingham city centre. Sutton Park is also easily accessible, offering over 2,000 acres of open countryside, woodland, lakes and recreational space. The property itself beautifully combines the charm and character of the Victorian era with the space and versatility required for modern family living. Throughout the home are a number of original features which have been retained and complemented, including original style fireplaces, stained glass detailing and attractive proportions.

To the rear, a stunning and substantial open plan extension creates a superb contemporary kitchen and family space which truly forms the heart of the home. Filled with natural light from the extensive glazing, multiple skylights and impressive atrium style roof lantern, this exceptional space provides the perfect setting for everyday family life, entertaining and larger gatherings. With four bedrooms, multiple reception areas, a generous kitchen family room, garage/ utility and landscaped rear garden, this is a substantial and characterful family home in a sought after Sutton Coldfield location.

Approached via a block paved driveway with planted border display and private hedges to the front and side of the property

ENTRANCE HALLWAY: The entrance hallway has a PVC double glazed part obscure door to front, further PVC double glazed window panel to the side and above with stain glass features, attractive Minton style flooring throughout, radiator with decorative cover, stairs rising to the first floor landing and doors leading off to the principal reception rooms.

LOUNGE: 15'5" max x 14'7" min x 14'10" max x 10'2" min A characterful and welcoming principal reception room having a PVC double glazed bay window to the front, allowing plenty of natural light into the room. The room retains a beautiful original style fireplace with tiled hearth and inset decorative surround, together with a gas log burner providing an attractive focal point. Radiator and ample space for a range of lounge furniture.

Acres, 28 Beeches Walk, Sutton Coldfield, B73 6HN
Contact : 0121 321 2101 suttoncoldfield@acres.co.uk


SALES
ACRES
LETTINGS

DINING ROOM: 14'8" x 10'2" min x 13'7" A generous formal dining room with single glazed window and door into the extended kitchen/family room. The room retains a charming original feature fireplace with tiled hearth and inset decorative surround, complemented by attractive oak wooden flooring. Radiator and ample space for a dining table and chairs.

PLAYROOM: 15'7" x 8'9" A versatile additional reception room, ideal for use as a children's playroom, home office or family room. Having a single glazed window to the extend kitchen/family room, original feature fireplace with tiled hearth and inset decorative surround, radiator, door to pantry cupboard, door to internal garage and utility, and further door leading through to the impressive extended kitchen and family room.

EXTENDED OPEN-PLAN KITCHEN FAMILY ROOM: 24'7" x 19'4" Without doubt the heart of this beautiful family home, this stunning extended open plan kitchen and family room provides an exceptional space for modern family living and entertaining. The room is flooded with natural light through extensive double glazed bi folding doors overlooking the garden, six double glazed skylights and an impressive atrium style skylight which creates a wonderful sense of space and brings an abundance of natural light into the room. The kitchen area has been thoughtfully designed with a substantial central island featuring quartz work surfaces, inset drainer grooves, a Belfast style sink and extensive base level storage beneath, together with a breakfast bar area providing seating. Further quartz work surfaces run throughout the kitchen with matching base and wall mounted units, drawers and additional storage. There is a range style cooker with stainless steel splashback and extractor hood over, integrated microwave, space for an American style fridge freezer. The generous proportions allow for distinct family and dining areas, with ample space for comfortable family seating. The combination of the original character of the house and the contemporary, light filled extension creates a superb space which is ideal for both everyday living and entertaining.

GROUND FLOOR WC: Having a contemporary low flushing WC, floating hand wash basin and half tiled surround.

FIRST FLOOR LANDING: The first floor landing has a radiator, door to storage cupboard, loft access point and doors leading to all four bedrooms and the family bathroom.

BEDROOM ONE: 12'8" x 11'4" max x 10'2" min A well proportioned principal bedroom having a PVC double glazed window overlooking the rear garden, radiator, fitted wardrobes, original feature fireplace and ample space for bedroom furniture.







TENURE: We have been informed by the vendor that the property is Freehold.

Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.


SALES
ACRES
LETTINGS


SALES
ACRES
LETTINGS


Rr
Aa
SALES
ACRES
LETTINGS


SALES
ACRES
LETTINGS







BEDROOM TWO: 14'0" max x 12'2" min x 13'7" A spacious second bedroom featuring a PVC double glazed bay window to the front with attractive stained glass detailing above. Further benefits include radiator, two fitted wardrobes, original feature fireplace and ample space for bedroom furniture.

BEDROOM THREE: 12'5" x 9'11" max x 8'9" min Having a PVC double glazed window to the rear, original feature fireplace, radiator and space for bedroom furniture.

BEDROOM FOUR: 12'0" x 6'11" Having a PVC double glazed window to the front with stained glass detailing above, radiator and space for bedroom furniture. This room would also lend itself well to use as a home office, nursery or dressing room if required.

FAMILY BATHROOM: Having two obscure PVC double glazed windows to the side and a contemporary white suite comprising freestanding bath, low flushing WC, hand wash basin and enclosed shower. Half tiled surround, tiled flooring and chrome effect ladder style radiator.

GARAGE / UTILITY: 24'7" x 6'0" A particularly useful garage and utility area with double opening doors to the front, door providing access to the rear, two obscure double glazed windows to the side and stainless steel sink set into roll top work surfaces. Space is provided beneath for washing machine and tumble dryer, together with further storage and useful workshop space.

REAR GARDEN: The property enjoys a generous and beautifully established rear garden, providing a superb outdoor space for both family use and entertaining. Immediately adjoining the kitchen extension is a substantial block paved patio area, creating an ideal space for outdoor dining and seating and providing a seamless connection between the house and garden. A paved pathway leads down the side of the lawned garden, which is bordered by a variety of mature trees, shrubs and planted borders.

To the centre of the garden is an attractive picket fenced section with gates either side, leading through to a central pond with stone feature and surrounding planting, creating a lovely focal point. Further established bushes and planted borders extend towards the rear, whilst the garden also benefits from a separate allotment style area with raised planting beds, greenhouse and garden shed. This is a particularly versatile garden, offering excellent space for families, keen gardeners and those looking to enjoy outdoor entertaining.

The Property Ombudsman

ctsi APPROVED CODE TradingStandards.uk

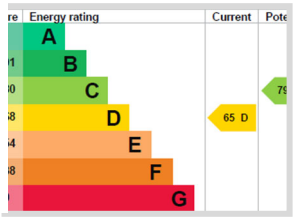
Council Tax Band: E


SALES
ACRES
LETTINGS

Station Road, Sutton Coldfield, B73

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Acres Estate Agent. REF: 1522468

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.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.