



Somerville Road
Sutton Coldfield, B73 6HH



Sutton Coldfield
Fine Residential

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An attractive and very spacious Arts and Crafts style Edwardian family residence standing within delightful mature gardens extending to approximately 0.5 acre, enjoying a beautiful established setting in this highly regarded and exceptionally convenient residential location close to Sutton Park and Sutton Coldfield Town Centre.

- Attractive Arts and Crafts style Edwardian family residence
- Established location close to Sutton Park & Town Centre
- Large Westerly facing landscaped gardens of approx. 0.5 acre
- Spacious and elegantly proportioned accommodation
- Many original period features throughout
- Four bedrooms and three en suite shower rooms
- Principal suite with dressing room and luxury bathroom
- Three reception rooms plus garden room
- Study/home office and workshop
- Large sweeping in-out driveway





Occupying an outstanding mature setting and standing well back from the road behind a deep foregarden with wide frontage, the property is approached via a sweeping in-out driveway providing ample parking for numerous vehicles. Impressive in appearance with classic period elevations, this substantial family residence has in recent years been sensitively modernised with subtle additions whilst retaining a wealth of original character and charm.

The gas centrally heated and double glazed accommodation briefly comprises a large enclosed porch with double entrance doors and ceramic tiled floor, leading to an impressive reception hall with oak strip flooring, guest cloakroom and understairs storage cupboard.

The principal reception rooms are elegantly proportioned and feature many original period details, including decorative plasterwork, panelling and fireplaces. The formal dining room enjoys a brick fireplace with open fire and deep square bay window overlooking the front gardens, whilst the spacious lounge features a stone fireplace with log burner, decorative plasterwork and French doors opening onto the rear gardens. A comfortable family room with recessed brick fireplace with log burner, fitted dresser unit and built-in cupboards opens seamlessly into the garden room, creating an excellent family living and entertaining space.

The delightful garden room enjoys views over the rear gardens and features a vaulted ceiling with rain-sensitive Velux window, Amtico flooring and French doors opening onto the York stone terrace.

The breakfast kitchen is comprehensively fitted with an extensive range of painted-style cabinets complemented by polished granite work surfaces and upstands, incorporating a Rangemaster cooker with extractor canopy above, integrated dishwasher and microwave, together with a peninsula unit providing additional storage and preparation space. Adjoining is a spacious utility room with vaulted ceiling and three Velux windows, provision for an American-style fridge, Worcester gas boiler and external access, together with a separate drying room.

Also situated on the ground floor is a superb study/home office featuring a vaulted panelled ceiling, two Velux windows and delightful views across the rear gardens.





A panelled return staircase rises to the first-floor landing with access to a boarded loft via ladder and Velux window. The impressive principal bedroom suite enjoys views over the front gardens and incorporates a range of fitted furniture. Steps lead down to a spacious dressing room fitted with extensive wardrobes and dressing table. The luxurious en suite bathroom features a freestanding oval bath, wide shower enclosure, wash basin with illuminated cabinet above, WC, underfloor heating and ceramic wall and floor tiling.

A guest bedroom overlooking the rear gardens benefits from an en suite shower room, whilst bedroom three also enjoys fitted wardrobes and a stylish en suite shower room with full-width shower enclosure. Bedroom four overlooks the front elevation and is served by a beautifully appointed family bathroom featuring bath with shower attachment, wash basin set within a cabinet and WC.

Outside, the property benefits from a large garage with electrically operated door, fitted sink and additional gas-fired boiler, together with an outside WC and a workshop with light, power and radiator, offering potential for a further home office or studio.

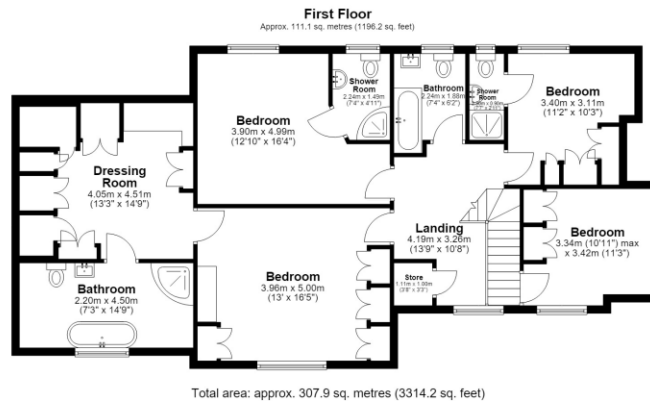
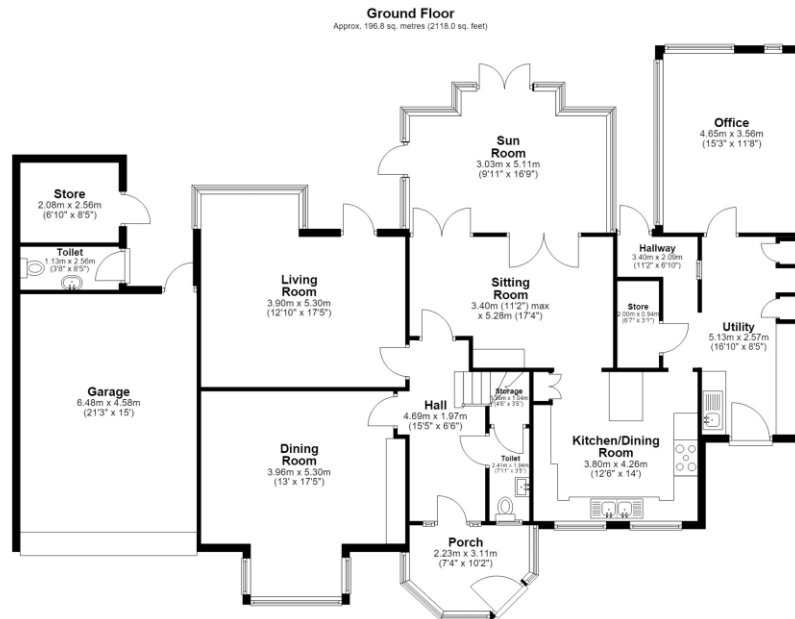
The delightful mature gardens extend to approximately half an acre in total and enjoy a desirable Westerly aspect. Immediately to the rear is a beautifully landscaped formal garden featuring York stone paved terraces inset with an ornamental oriental pool, shaped lawns, pathways and a long pergola, complemented by a wide variety of mature trees, shrubs, clipped evergreens and a summer house.

Beyond the formal gardens lies a more natural area with further lawns, gravel pathways, a small pond, mature trees and shrubs together with fruit trees, creating a peaceful and picturesque setting. Two garden sheds provide additional storage.

The property is ideally located within walking distance of Sutton Coldfield Town Centre, Sutton Park, schools for all ages and excellent public transport facilities including Cross-City rail services.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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.

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