10 PARKFIELDS
SUTTON COLDFIELD
B74 4GA

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional five-bedroom detached residence, beautifully presented throughout and offering approximately 2,777 sq ft of spacious and versatile accommodation, ideally situated in one of Sutton Coldfield's most desirable residential locations, within easy reach of the magnificent Sutton Park.

This impressive family home combines elegant living spaces with excellent leisure and entertaining facilities, including a dedicated cinema room, gymnasium, drawing room, separate study and a well-appointed kitchen. The accommodation is perfectly suited to modern family living, offering an excellent balance of comfort, practicality and luxury.

The first floor provides five generously proportioned bedrooms, including a superb principal suite with dressing room and en-suite bathroom. Two further bedrooms benefit from en-suite shower rooms, complemented by a beautifully appointed family bathroom.

Externally, the property enjoys delightful private walled gardens, with established lawns, mature trees and shrubs, extensive paved terraces and decking. A covered outdoor entertaining area provides the perfect setting for alfresco dining and relaxation, whilst a substantial paved driveway and integral double garage offer ample parking.

ACCOMMODATION

Ground Floor: Entrance hallway, drawing room, kitchen, utility room, cinema room, gymnasium with independent external access, study, guest cloakroom and useful storage.

First Floor: Principal bedroom with dressing room and en-suite bathroom, two further bedrooms with en-suite shower rooms, two additional bedrooms and family bathroom.

Gardens and Grounds: Private walled gardens, paved terraces, covered outdoor entertaining area, decking, established lawns, mature planting, extensive driveway and integral double garage.

Approximate Floor Area: 2,777 sq ft (258 sq m)

EPC Rating: B

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

Sutton Coldfield town centre has a comprehensive range of shops and restaurants within the Gracechurch shopping centre. The property is also situated close to Sutton Park; one of Europe's biggest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. Sutton Coldfield is well placed for access to regional centres and the motorway network. Nearby Mere Green provides a good selection of everyday shops including Waitrose, M&S, and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC. Sutton Park is also nearby. Sutton Coldfield also provides an excellent range of schooling for both primary and secondary education in the state and private sector. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Description of property

Approached via a paved driveway, this exquisite property welcomes you with a stunning entrance hallway adorned with marble style flooring, basking in an abundance of natural light. A gentle turn to the right leads to the gymnasium, boasting hardwood flooring and patio French doors that gracefully open to the expansive garden at the rear and side of the house. Continuing along the hallway, you'll find the study, offering serene views of the rear garden. On the left side of the hallway, a captivating Cinema room awaits, featuring plush carpeting and comfortable seating, perfect for hosting entertaining evenings.

The adjacent drawing room beckons with its French doors that open towards the rear garden, seamlessly blending indoor and outdoor living. At the end of the hallway awaits the heart of the home – the kitchen, informal dining, and family lounging area. The well-appointed kitchen boasts a range of appliances, including a microwave oven, a convection oven, and two traditional ovens. A gas cooker with extractor and integrated sink, ample storage, and spacious work surfaces complete this culinary haven. Adjacent to the kitchen is the utility room, offering added convenience. A smaller storage cupboard or Airing cupboard and a guest cloakroom can also be found on this level, along with the stairs leading to the first floor. Ascending to the first floor, the left side of the landing is graced by the principal bedroom, offering a picturesque view of the rear garden. This luxurious retreat includes a beautiful dressing room and a spacious ensuite bathroom complete with his and hers sinks, a shower cubicle, a bath, and a toilet. Next to the principal bedroom, you'll find bedroom number five, also showcasing views of the serene rear garden. Adjacent to bedroom number five is bedroom number two, featuring built-in wardrobes and an ensuite shower room with a WC and sink. The first floor also houses the family bathroom, which presents a shower cubicle and a tub accompanied by a WC and sink. Bedroom number three, with its own ensuite shower room boasting a WC and sink, overlooks the front of the property. Finally, completing the first floor is bedroom number four, offering a delightful view of the front of the home.

Gardens and grounds

As you approach the property, a Paved driveway sits to the front of the home. To the left, you'll notice a well-maintained hedgerow. Directly ahead, there is a double garage, accessible not only from the front but also from the rear garden, making it convenient for multiple entry points. The rear garden boasts a delightful outdoor covered entertaining area, thoughtfully designed for gatherings and relaxation. Ample seating is available, and an inviting pool table sets the stage for leisurely enjoyment. With the provision of electricity, this space can be utilized even after sunset, ensuring a delightful ambiance for evening entertainment. Stone paved patios extend from the French doors of both the Kitchen and Drawing room, providing an ideal spot for a small table and chairs. From here, you can take in the picturesque views of the garden, adorned with lush lawns, mature shrubs, and trees. The serene atmosphere offers a backdrop for outdoor dining or simply unwinding. Adjacent to the covered entertainment section, a wooden decking area awaits, offering an idyllic spot to bask in the warmth of the spring and summer months.

Distances

Mere Green: (1.6mi) via Walsall Rd/A454 and Belwell Ln

Little Aston: (0.7mi) via Walsall Rd/A454 and Rosemary Hill Rd/B4138

Four Oaks Park :(1.1 mi) via A454

Sutton Coldfield Town Centre: (2.9mi) via A454 and A5127

Birmingham City Centre :(10.2mi) via Aldridge Rd

Birmingham International Airport :(17.1 mi) via M42

Birmingham NEC :(16.0 mi) via M42









M6 Toll Rd :(7.5 mi) via A5127

Services
We understand that mains water, drainage, & electricity are connected.

Fixtures and fittings
Only those items mentioned in the letting's particulars are to be included in the rental price, per calendar month. All others are specifically excluded but may be available by separate arrangement.

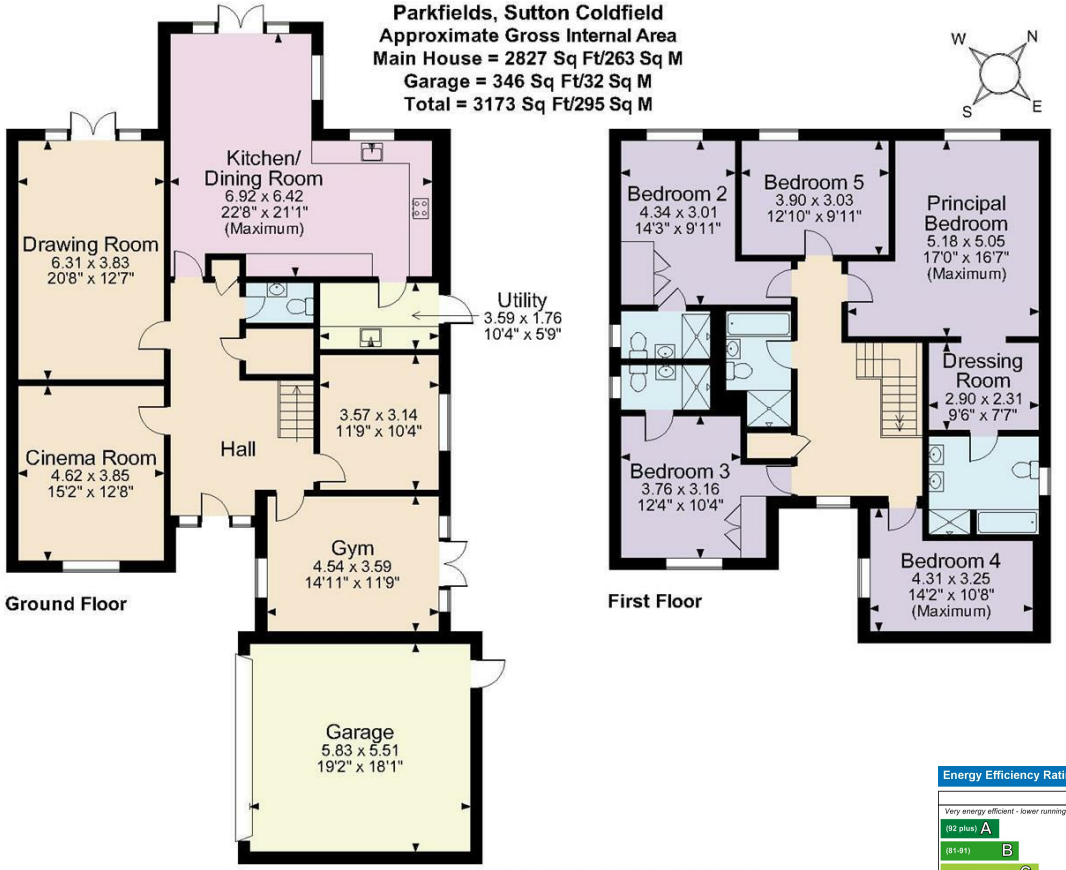
Terms
Local Authority: Birmingham

Tax Band: G

Average area broadband speed
67 Mbps

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.

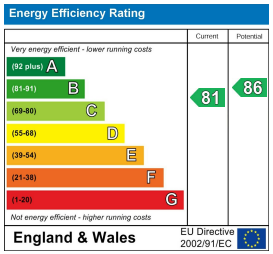
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