

3A WYVERN ROAD
SUTTON COLDFIELD
B74 2PS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An impressive and spacious five-bedroom family home arranged over three floors, offering bright and versatile living spaces throughout. The property features multiple reception rooms, a modern open-plan kitchen and breakfast room, two ensuite bedrooms and a family bathroom, all complemented by generous storage. Externally, the home benefits from a block-paved driveway, integrated garage, and a private, landscaped rear garden with patio areas ideal for entertaining and outdoor dining.

EPC Rating: C

Total approximate floor area: 2152.78 Sq. FT or 200 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

The property is located in a highly sought-after location on the cusp of the Four Oaks Estate. Four Oaks and Sutton Coldfield train stations are within easy walking distance, and Sutton Park offers great scope for walking and a variety of outdoor pursuits. Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops including a Sainsbury's supermarket & M&S foodhall. Tenants are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

This impressive and well proportioned family home offers bright, versatile accommodation laid out over three floors, complemented by a private rear garden and ample off-street parking. The ground floor welcomes you through an enclosed porch with direct access to the integrated garage, leading into a spacious entrance hall via double doors. To the front of the property is a comfortable lounge featuring a striking fireplace and a large window overlooking the front garden. A guest WC adds everyday convenience. To the rear, the home truly opens up with a generous drawing room, flooded with natural light from a large skylight, two side windows and French doors that open directly onto the garden patio—perfect for both relaxing and entertaining. The open-plan kitchen and breakfast room is fitted with modern integrated appliances and benefits from two skylights, a window and French doors leading to the rear garden, creating a bright and inviting heart of the home. A side access hallway provides additional entry to the kitchen and includes plumbing for a washing machine. On the first floor, a landing provides access to four bedrooms, one of which is en suite and a family bathroom. A second floor provides a wonderful bedroom space with eaves storage and a further en suite.

Distances

- Sutton Coldfield town centre 0.5 miles
- Birmingham 8 miles
- Lichfield 8 miles
- M42 (J9) 7 miles
- M6 Toll (T5) 5.5 miles
- Birmingham International/NEC 13 miles

(Distances approximate)

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Directions from Aston Knowles

From Sutton Coldfield town centre, take the A1527 Lichfield Road towards Four Oaks. As you approach Highclare School on the right-hand side, Wyvern Road can be found on the left-hand side.

Terms

- Local authority: Birmingham City Council 0121 303 1111
- Tax band: G
- Average area broadband speed: 150 Mbps, 500 Mbs and 900 Mbs are also available

Services

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

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



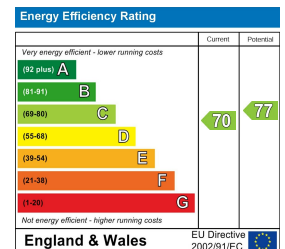


tenancy.

- Photographs taken: February 2026
- Particulars prepared: February 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.



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