

21 COLLEGE HILL  
SUTTON COLDFIELD  
B73 6HA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This well-presented bungalow is accessed via a tarmac driveway and footpath, leading to an enclosed porch and welcoming reception hallway. Wooden parquet flooring runs throughout, enhancing the home's warm and cohesive feel. The property features a spacious drawing room with fireplace and garden access, a separate dining room, guest WC, and a well-appointed kitchen with adjoining utility area.

The principal and second bedrooms overlook the rear gardens and both benefit from built-in wardrobes and ensuite shower rooms. Two additional front-facing bedrooms are served by a family bathroom.

Set within generous, established grounds, the rear garden includes a patio with steps and an access ramp, a large lawn, raised planters, mature hedging and trees, a gravel seating area, a garden shed, and a converted garage.

The property has the added benefit of CCTV and an alarm.

EPC Rating: C

Approximate total floor area: 1565 Sq. Ft or 145 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 situated in the well-regarded Maney area of Sutton Coldfield. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham.

The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, lies about 6 miles from Birmingham. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses. Sutton Coldfield provides an excellent place to shop and relax, schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Plantsbrook secondary. Purchasers are advised to check with the Council for up-to-date information on school catchment areas. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Description of Property

This attractive and well-maintained bungalow is approached via a tarmac driveway and footpath leading to an enclosed porch and welcoming reception hallway. Beautiful wooden parquet flooring flows throughout the property, creating a warm and cohesive feel.

The accommodation includes a hallway cloak room and guest WC. Double doors open into an elegant drawing room featuring a charming fireplace and access to the rear garden, with a window overlooking the patio area. A separate dining room, conveniently accessed from both the drawing room and the kitchen/utility area, provides an ideal setting for family meals and entertaining.

The kitchen is fitted with a range of cabinetry and soft-close drawers, complemented by a practical utility area and an airing cupboard for additional storage.

The principal bedroom enjoys views over the gardens and benefits from a built-in wardrobe and an ensuite shower room. Bedroom two also overlooks the rear gardens and includes its own ensuite shower room and built-in wardrobe. Bedroom three, positioned at the front of the home, features a built-in wardrobe, while bedroom four also enjoys a front aspect. A well-appointed family bathroom serves the remaining bedrooms.

### Gardens and Grounds

The property sits within generous and well-established grounds, featuring lawned areas bordered by mature hedgerows and trees. The rear garden offers a patio with steps leading to the lawn, as well as a convenient ramp providing easy access for all. Raised planters, a gravel-paved seating area with trees, and mature evergreens enhance the outdoor space. The garden is fenced for privacy and includes a garden shed and a converted garage, providing excellent versatility for either a games room, play room or gym.

### Distances

- Sutton Park - 0.3 miles
- Sutton Coldfield - 0.9 miles
- Sutton Coldfield Train Station - 0.5 miles
- Four Oaks Train Station - 1.4 miles
- Lichfield - 9.2 miles
- Birmingham - 6.8 miles
- Birmingham International/NEC - 11.1 miles
- M6 - 8.8 miles
- M6 Toll - 7.9 miles
- M42 - 9.8 miles

(Distances approximate)

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### Directions from Aston Knowles

From the agents' High Street office, turn left onto Mill St/A5217, slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn right onto Farthing Ln/Manor Hill, continue to follow Manor Hill, turn left onto College Hill.

### Terms

- Tenure: Freehold
- Local Authority: Birmingham City Council
- Tax Band: F
- Average area Broadband speed: 150 Mbps but 500 Mbs and 900 Mbs are also available

### Services

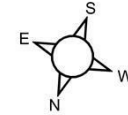
We understand that mains water, drainage, gas and electricity are connected.

### Fixtures and Fittings

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



College Hill, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 1399 Sq Ft/130 Sq M  
 Garage = 166 Sq Ft/15 Sq M  
 Total = 1565 Sq Ft/145 Sq M



### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

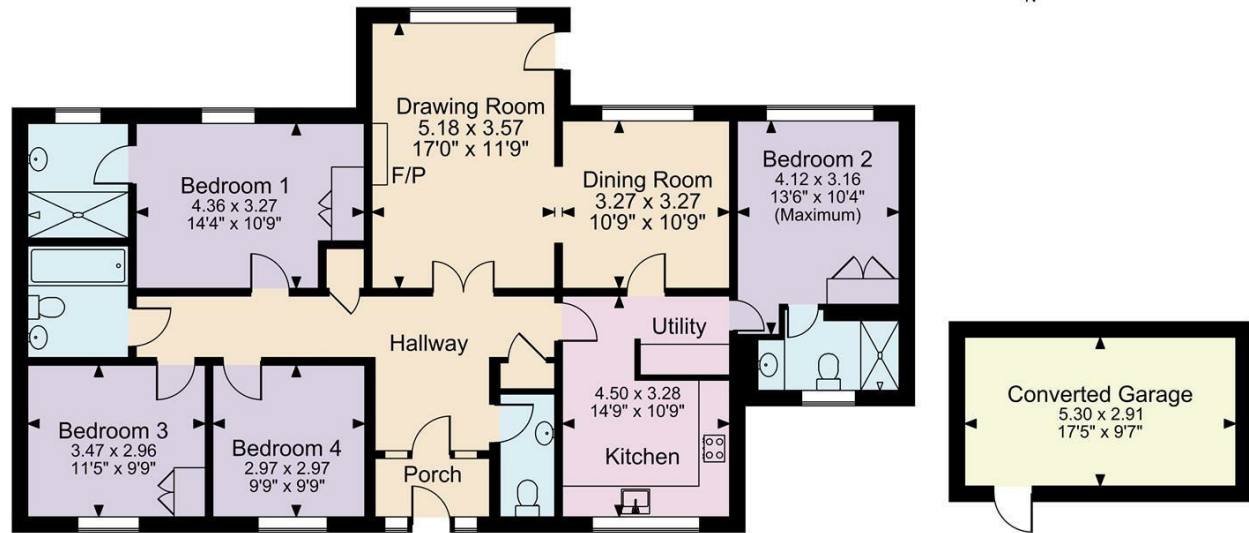
### Disclaimer

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 all of 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 cannot be inferred that any item shown is included in the sale.

- 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.



Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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