

THE SPINNEY WEEFORD ROAD
SUTTON COLDFIELD
B75 5RD


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This three-bedroom detached home offers great potential for buyers to create their perfect living space. Situated in a highly sought-after location, the property boasts plenty of outdoor space for enjoyment and the opportunity for future expansion or renovations to suit the buyer's preferences.

ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Drawing room

Dining room

Kitchen

First Floor:

Landing

Three bedrooms

Family bathroom

Garden and Grounds:

Detached garage with additional store room

Tarmac driveway for parking

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 1,805 Sq Ft (168 Sq M)

EPC Rating: D

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

Situated in the heart of Sutton Coldfield, this area is renowned for its leafy lanes, historic homes, and close-knit community atmosphere. Close proximity to a range of amenities, including shops, cafes, and restaurants, providing convenient access to everyday essentials and leisure pursuits.

Nearby schools such as Little Sutton Primary School, Moor Hall Primary School, Highclare Preparatory School and Arthur Terry School offer quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

For leisure and recreation, Sutton Park, one of Europe's largest urban parks, is just a stone's throw away, offering acres of green space, scenic walking trails, and opportunities for outdoor activities such as cycling, horse riding, and fishing. The park's tranquil lakes and woodlands provide an idyllic backdrop for relaxation and enjoyment amidst nature.

In terms of transport links, there is easy access to major roadways such as the A38 and M6 Toll, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Sutton Coldfield and Four Oaks, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

Upon entering the property, you're welcomed into a hallway granting access to the convenient guest WC, featuring fitted furniture for storage needs.

Straight ahead lies the drawing room, a spacious area illuminated by natural light streaming through the windows and leading out to the patio, perfect for indoor-outdoor living. The focal point is the brick wall with a cosy log fire, ideal for chilly evenings.

The drawing room also connects to the dining room, offering ample space for formal dinners or additional seating, with views of the rear garden.

The kitchen, accessible via the dining room, features tiled flooring, light cabinetry and worktops, with a view of the front of the property and additional outdoor access.

Moving to the first floor, three generously sized double rooms await, providing occupants with plenty of space and views of the

rear garden.

Completing the first floor is the family bathroom, boasting a tasteful grey and white colour scheme, with a suite including a bath, separate shower cubicle, WC, and sink.

Garden and Grounds

As you approach the property, a tarmac driveway offers ample parking space, accompanied by a lawn area and bordered by hedges for privacy. A separate garage provides parking or storage, with an attached storeroom that can be repurposed into a gym or workspace as needed.

Access from the front leads to the rear garden, predominantly laid to lawn and extending far back, surrounded by trees and hedges for privacy and seclusion. The spacious garden offers plenty of room for activities, with a patio area perfect for alfresco dining.

Directions from Aston Knowles

From the agents' High Street office, head north-east on Midland Dive towards Westhaven Rd, turn left onto Rectory Rd, turn left onto Whitehouse Common Rd/B4148, continue onto Weeford Rd, at the roundabout take the 2nd exit and stay on Weeford Rd and the property will be on your right.

Distances

Four Oaks Train Station - 1.7 miles
Sutton Park - 2.4 miles
Sutton Coldfield - 2.4 miles
Lichfield - 7.5 miles
Birmingham - 10.0 miles
Birmingham International/NEC - 14.6 miles
M6 - 7.3 miles
M6 Toll - 9.2 miles
M42 - 11.8 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: G

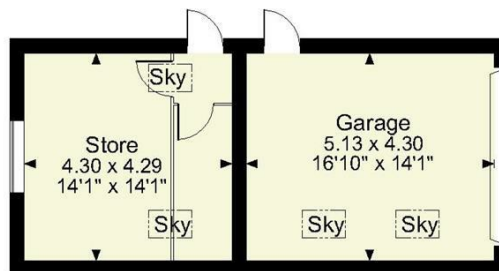
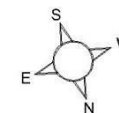
Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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





The Spinney, Weeford Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1355 Sq Ft/126 Sq M
Garage and Store = 450 Sq Ft/42 Sq M
Total = 1805 Sq Ft/168 Sq M



Services

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

Disclaimer

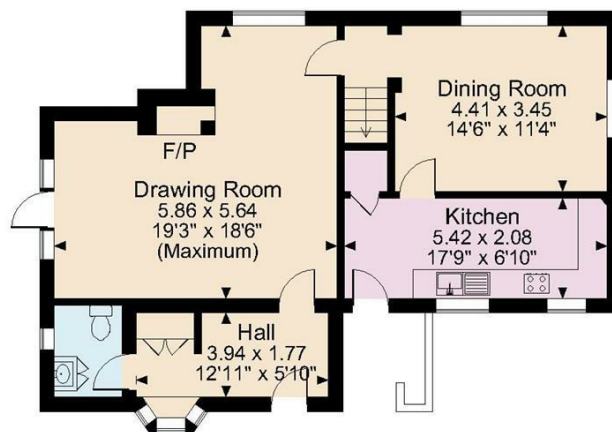
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Photographs taken: April 2024

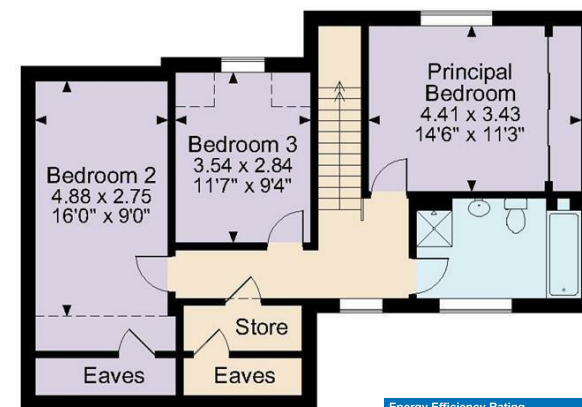
Particulars prepared: April 2024

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



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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