



£540,000

Woodland Rise, Sutton Coldfield B73 6EL

Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

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# Step Inside

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## Key Features

- Prime town centre location
- Unique 4 bed detached house
- Family bathroom & en-suite
- Large open plan living/kitchen/diner
- Guest w.c.
- Landscaped gardens with several patios.
- Recent renovations
- Parking for several cars
- Sutton Park & train station within walking distance
- Large plot with further potential for development (subject to planning)

## Property Description

***\*\*Unique detached property in the Royal Town of Sutton Coldfield \*\**** with a large plot in a prime location. Situated in a quiet cul-de-sac within walking distance to the town centre, train station, the spectacular Sutton Park, the largest urban park in Europe and Wyndley leisure centre. This four bedroom property is ideal for commuters and families with several excellent primary and secondary schools including Sutton Coldfield Grammar School for Girls and Bishop Vesey Boys School.

The Scandinavian inspired property briefly comprises; 4 bedrooms, family bathroom, en-suite, guest w.c., open plan lounge-kitchen-diner, utility room, large front and rear landscaped gardens with several patio areas. Boasting beautiful views over the surrounding areas with parking for several cars and scope to further develop - subject to planning, early viewing is highly recommended.

Tenure: Freehold.

EPC: C.

Council tax E.

## Main Particulars

Unique detached property in the Royal Town of Sutton Coldfield **\*\*** with a large plot in a prime location. Situated in a quiet cul-de-sac within walking distance to the town centre, train station, the spectacular Sutton Park, and Wyndley leisure centre.

The area is popular with commuters, having excellent transport links to Birmingham city centre, M6 motorway and neighbouring towns of Lichfield and Tamworth. Sutton train station is on the Cross City line which links Redditch to Lichfield via New Street Station.

The area is extremely sought after by families due to its' excellent primary and secondary schools including the Sutton Coldfield Grammar school for Girls, Bishop Vesey Boys school and several independent schools. For nature lovers, the extensive Sutton Park, a National Nature reserve, is one of the largest urban parks in Europe offering many outdoor activities. With 2400 acres of heathland, woodlands, seven lakes and wildlife including grazing cattle and wild ponies.. The park has been designated as a National Nature Reserve and has several eateries located near its lakes and beauty spots.

Early viewing is highly recommended for this lovely family home located in a superb location near to all amenities.

Tenure: - We are advised the property is Freehold but recommend that interested parties verify this information.

Council tax: E

EPC: D

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or

surveyor.

**PLANNING PERMISSION AND BUILDING REGULATIONS:** It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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### **Frontage**

Very large landscaped garden with new fences to the side, new decorative fence to the front, planted borders and trees. Extending down to the side of the property to the driveway with parking for several cars, allowing ample space to incorporate a detached garage, subject to planning. There is a patio area to the side of the front door ideal for morning coffee.

**Lounge/kitchen/Diner** - 7.32m x 6.96m (24'0" x 22'10")

Located on the top floor, this Scandinavian inspired open plan area with designated areas to relax and entertain in, accommodates the fully fitted kitchen, dining area and lounge. Light and airy with front and rear panoramic views from the new double glazed windows over the gardens and neighbouring leafy suburb.

### **Utility Room**

Adjacent to the kitchen area, with boiler, sink, plumbing for washing machine and shelves for extra storage. Window overlooks the rear garden offering plenty of light and ventilation.

### **Guest w.c.**

Located next to the open plan area, with window, sink and concealed w.c. Fully tiled with wood flooring.

### **Hallway**

A welcoming area, recently decorated in warm, light tones with new fitted carpets, useful storage cupboard and stairs leading to the first floor

**Bedroom One** - 3.72m x 4.01m (12'2" x 13'1")

A lovely room located to the rear of the property with garden views from the new double glazed window and door access to the patio area outside. Newly decorated in neutral tones and new carpets in stone.

**Bedroom Two** - 3.61m x 2.89m (11'10" x 9'5")

Located to the front of the property, freshly decorated with new carpets and double glazed window.

**Bedroom Three** - 3.53m x 2.2m (11'6" x 7'2")

Situated to the front of the property, with new carpets, double glazed window, radiator and en-suite shower room with electric shower.

## **Bedroom Four**

Currently used as a home office/study with views over the rear garden via new double glazed window. Decorated in light fresh tones with new carpets.

## **En-suite**

New en-suite shower room to bedroom three, complete with tiled shower cubicle, electric shower, sink & w.c.

## **Family bathroom** - 2.2m x 1.64m (7'2" x 5'4")

Fully tiled bathroom in white with stylish black accents, bath with shower fitting and contemporary black screen, sink and concealed w.c..

## **Rear garden**

Recently landscaped garden with patio areas ideal for al-fresco living and surrounded by the beautiful mature trees this area is renowned for. There is access via two side gates and from bedroom one.

Estate Agents Act 1979 Disclosure

We have a duty to inform all parties interested in this property that the property is owned by a Black and Golds Employee



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