

THE VINE HOUSE 6 PARK VIEW  
SUTTON COLDFIELD  
B73 6BW

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



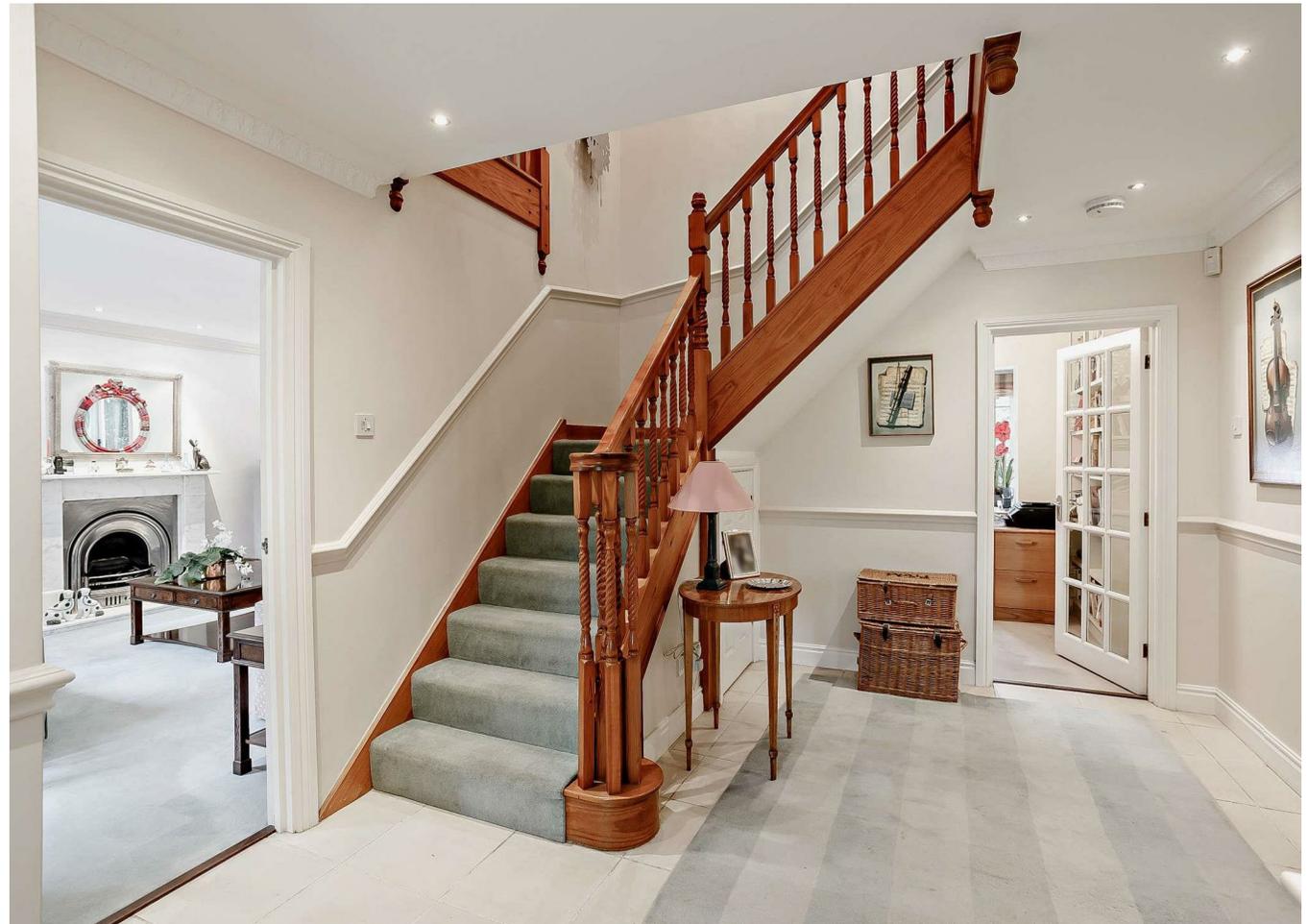
## ACCOMMODATION

A four bedroom family residence charmingly positioned in a private road.

'The Vine House' has accommodation on the ground floor to comprise of: Entrance hall, guest WC, drawing room, dining room, kitchen/breakfast room, utility, snug, office, and conservatory.

On the first floor there are four bedrooms, two of which are en suite and a family bathroom (Jack & Jill style). There is a mature rear garden, block paved driveway and double garage.

Approximate gross internal floor area 2881 square feet (267 square metres). EPC rating C.



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

An impressive detached four-bedroom family house, well presented and conveniently situated for access to local transport networks, Schools, amenities, Sutton Town centre and Sutton Park.

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.

### Description of the Property

Approached from Tudor Hill and set just to the right as you head into the private road is The Vine House. Electric double gates provide access to the tree-lined private road of Park View, leading to the block paved driveway of the property.

The front door opens into the welcoming reception hall. The limestone tiled hallway provides access to the ground-floor reception rooms, study & guest WC. The imposing staircase leads to the first-floor accommodation.

The spacious drawing room features an impressive fireplace with gas fire and marble surround perfect for cosy winter nights. Windows to the front enjoy an aspect over the fore of the property and patio doors give access to the garden. The study situated to the rear of the house offers a quiet space to work with view over the garden.

The beautifully presented dining room is a generous size, providing a great space for dinner parties.

The breakfast kitchen is fully fitted with numerous appliances which includes Miele Double Oven (one steam) and wine fridge and has complimentary 'Corian' work tops with splash backs. The island unit is fitted with granite work surface.

A door from the kitchen leads to a separate utility room with large butler style sink and mixer tap, and has plumbing and vents for both washing machine and dryer. Fully fitted complementary units provide further storage.

A cosy snug can also be found off the kitchen and 'Amtico' flooring runs through the three areas.

The tiled 'Victorian Style' conservatory is a great space to admire the garden.

The first-floor gallery landing provides access to the first-floor accommodation including all four bedrooms, a family bathroom, and airing cupboard.

The principal bedroom (originally two bedrooms but converted into one larger) suite is dual aspect, and the refitted bathroom with both bath and shower is a great space for relaxation after a long day.

The guest bedroom features a view over the rear garden and has its own en suite with white fittings to include bidet, the property has two further bedrooms, bedroom four also having its own en suite.

The family bathroom (Jack & Jill with Main Bedroom) as with all the en suites is appointed with 'Villeroy & Boch' fittings.

### Garden & Grounds

The house benefits from a rear garden enclosed to three sides by established hedgerow and fencing. The garden area is laid to lawn with abundantly stocked borders, flower beds, and feature elevated display area. A patio area is well placed for those summer barbeques.

It enjoys a private rear aspect.

To the fore of the property is an attractive garden area with borders, a block-paved driveway and access to the double garage with remote controlled up and over door.

### Services

We understand that mains water gas and electricity are connected.

### Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

### Directions

From the centre of Sutton Coldfield take the A5127 (Brassington Avenue) and turn left onto Park Road. At the traffic island take the second exit onto Tudor Hill. Follow the road past the park and up the hill, Park View is set back behind a gated entrance towards the top of Tudor Hill on the left-hand side.

### Terms

Tenure: Freehold





Local authority: Birmingham City Council

Tax band: G

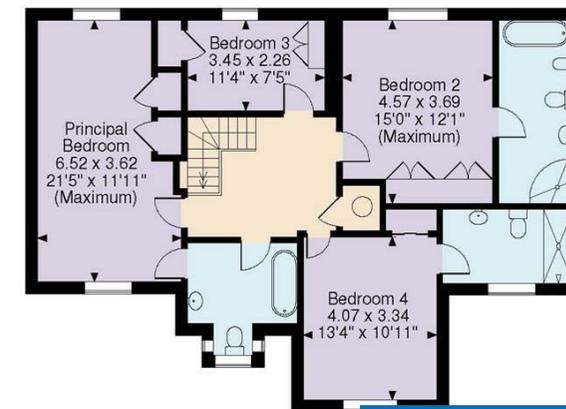
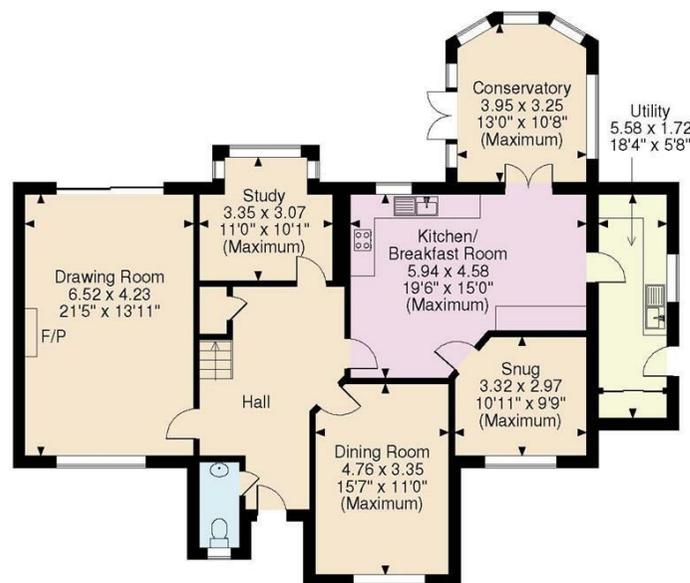
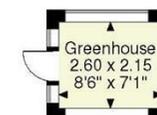
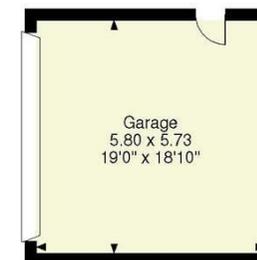
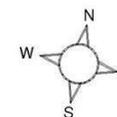
### Viewings

All viewings of The Vine House 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 sale.

**The Vine House, Park View, Sutton Coldfield, West Midlands**  
**Approximate Gross Internal Area**  
**Main House = 2523 Sq Ft/234 Sq M**  
**Garage = 358 Sq Ft/33 Sq M**  
**Outbuilding = 60 Sq Ft/6 Sq M**



**Ground Floor**

**First 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			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**8 High Street, Sutton Coldfield, B72 1XA**

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