



Lichfield Road

Sutton Coldfield, B74 2SY



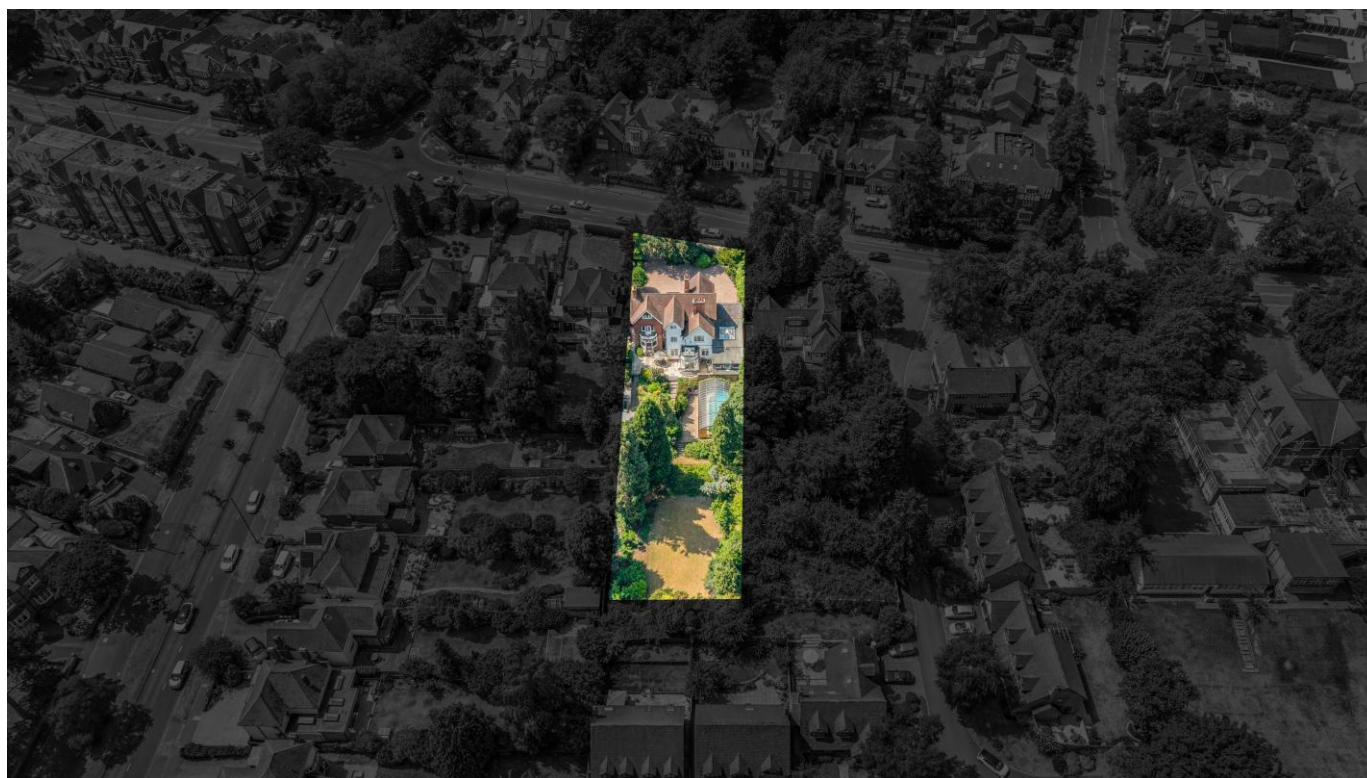
Sutton Coldfield
Fine Residential

Lichfield Road

Sutton Coldfield, B74 2SY

A substantial and impressive Edwardian family residence occupying a prominent position on one of Sutton Coldfield's most convenient and established residential locations, standing within mature grounds extending to approximately 0.52 of an acre and offering extensive accommodation together with an indoor swimming pool complex.

- Highly sought-after location and within walking distance Sutton Coldfield town centre and Mere Green
- Elegant Edwardian residence with original period features
- Approximately 0.52 acre mature plot
- Six bedrooms and five bath/shower rooms
- Five spacious reception rooms
- Breakfast kitchen with dining area
- Indoor heated swimming pool complex
- Large double garage and extensive in-out driveway
- Private mature rear gardens
- Close to excellent schools and railway station





Occupying a commanding position behind a wide road frontage and deep screened foregarden, this fine Edwardian residence features original period elevations with attractive stone mullioned windows and enjoys an impressive approach via a sweeping in-out driveway providing extensive parking. The property is exceptionally spacious and retains many original features combining timeless character with modern family living.

The accommodation is entered via an enclosed vestibule leading to a magnificent reception hall with feature fireplace and stone mullioned window, together with a guest cloakroom. A series of elegantly proportioned reception rooms includes a formal lounge with marble fireplace and large door opening to the garden, dining room with bay window and wooden fireplace, orangery with limestone flooring and French doors opening onto the patio, a sitting room and an adjoining family room with a large central lantern roof light, creating an excellent space for everyday living and entertaining.

At the heart of the home is an impressive breakfast kitchen with dining area, fitted with an extensive range of painted style units complemented by granite work surfaces and integrated appliances. A Falcon Range Cooker with five burner gas hob, central island with preparation sink and limestone flooring further enhance the space, whilst French doors provide direct access onto the rear patio. A traditional butler's pantry and laundry room with Belfast sink together with a useful cellar complete the ground floor accommodation.





The first floor is approached via a wide staircase leading to a generous landing with large door overlooking the front gardens. The principal bedroom is a through room featuring an original fireplace and large door, complemented by a luxurious en-suite bathroom with spa bath and walk-in shower. A guest bedroom with bay window also enjoys en-suite facilities, whilst two further bedrooms are served by a well appointed family bathroom.

To the second floor are two additional bedrooms, a further bathroom incorporating a spa bath and separate shower, together with a large box room offering excellent storage or potential for alternative use.

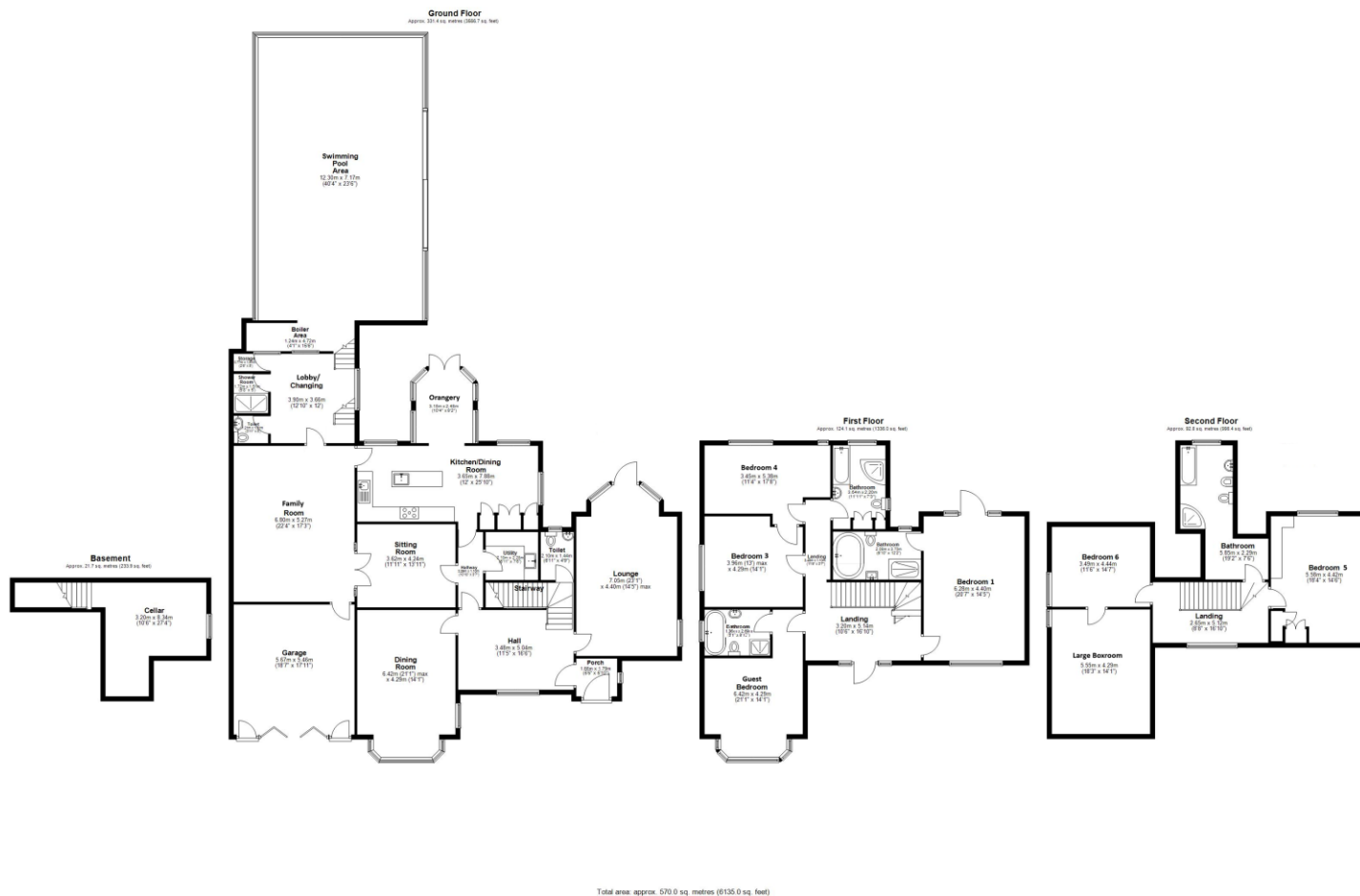
A particular feature of the property is the impressive indoor swimming pool complex comprising a heated covered pool with Roman end and paved surround, together with a lobby area, shower room, cloakroom, store room and dedicated boiler and filtration plant, creating an exceptional leisure facility for year-round enjoyment.

Outside, the mature rear gardens provide a high degree of privacy and feature a paved patio with steps down to the paved terrace. Beautifully established with extensive lawns and an abundance of mature trees, shrubs and bushes. Additional external features include two garden sheds, a detached office with light and power and a large double garage with internal access to the house.

The property enjoys a highly convenient location within walking distance of Sutton Coldfield town centre, excellent shopping and leisure facilities, cross-city rail services from Sutton Coldfield station and highly regarded schools including Bishop Vesey's Grammar School and Sutton Coldfield Grammar School for Girls.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: enquiries@quantrills.co.uk

www.quantrills.co.uk



Sutton Coldfield
Fine Residential