

5 CLARENCE ROAD
SUTTON COLDFIELD
B74 4AE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully presented period home in the heart of Four Oaks, within walking distance of Mere Green and ideally positioned for highly regarded local schools, combining characterful features, stylish modern interiors, generous living accommodation and an attractive private rear garden.

The ground floor accommodation is arranged around a welcoming reception hall and includes a beautifully presented lounge with a striking period-style fireplace, a comfortable living area/snug, sitting/dining room, study and a well-appointed breakfast kitchen which opens into a bright kitchen/family area. A ground-floor WC with airing cupboard completes the accommodation on this level.

To the first floor, the landing leads to a principal bedroom, second bedroom with en-suite shower room, a further bedroom and a stylish family bathroom, together with useful airing/storage space.

Outside, the property is approached over a generous driveway and enjoys a particularly attractive and private rear garden. The garden has been thoughtfully landscaped to provide a choice of seating and entertaining areas, including paved terraces, a raised seating area and barbecue space, with a lawn beyond framed by mature trees, established planting and fruit trees. A fire-pit/log-storage feature creates a further focal point for outdoor entertaining.

EPC Rating: D

Approximate total floor area: 1549 Sq. Ft or 143.90 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

5 Clarence Road occupies a highly convenient position in the heart of Four Oaks, close to the junction with Belwell Lane and within easy walking distance of Mere Green, local schools and everyday amenities.

Mere Green offers an excellent range of shops, cafés, bars and restaurants, together with Mulberry Walk, M&S Foodhall and Sainsbury's. Sutton Park is also close at hand, providing extensive opportunities for walking, cycling, golf and other outdoor pursuits within one of Europe's largest urban parks.

The property is well placed for both Butlers Lane and Four Oaks railway stations, providing regular services into Birmingham, while Lichfield Trent Valley offers direct rail connections to London Euston. The wider road network is also readily accessible, with convenient links to the M6 Toll and M6.

The area is particularly well regarded for its choice of schooling, with a number of highly sought-after primary and secondary schools within walking distance or a short journey, including Arthur Terry School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Mere Green Primary School, Four Oaks Primary School and Moor Hall Primary School. There is also an excellent choice of golf courses nearby, including Little Aston Golf Club, Moor Hall Golf Club, Aston Wood Golf Club and Druids Heath Golf Club.

Prospective purchasers are advised to check current school catchment areas directly with the relevant local authority.

Description

Set within a highly regarded and exceptionally convenient position in the heart of Four Oaks, close to Mere Green and Sutton Park, 5 Clarence Road is a beautifully presented period home with a wonderfully individual interior and a generous arrangement of accommodation.

The house has been thoughtfully renovated; Period features have been retained and carefully complemented by a considered palette of colours, finishes and materials, creating a home that feels stylish and distinctive without losing its original character.

A recessed arched porch opens into the reception hall, where the traditional staircase and joinery immediately establish the tone of the property. The principal lounge is a particularly attractive room, with a period-style fireplace and bespoke fitted cabinetry, while the adjoining dining room provides an elegant space for dining and entertaining. An adjoining study adds useful flexibility for home working or quieter day-to-day use.

The fitted breakfast kitchen has been designed with both style and practicality in mind, featuring painted cabinetry, extensive timber work surfaces and generous storage. The kitchen opens into a bright family/snug area overlooking the garden, creating an informal and relaxed space for everyday living, with direct access outside enhancing the connection with the rear terrace and garden. A ground-floor WC with fitted airing cupboard and housing the recently re-fitted gas central heating boiler completes the accommodation at this level.

To the first floor are three well-proportioned bedrooms. The principal bedroom is a calm and comfortable room with fitted storage, while Bedroom Two benefits from a well-appointed en-suite shower room. The third

bedroom offers excellent flexibility for children, guests or home working and the family bathroom is a particular highlight, combining a beautifully detailed freestanding bath with contemporary panelling, stone-effect finishes and elegant brassware, all subtly referencing the period character of the house

Gardens and Grounds

Outside, the rear garden is a significant feature of the property. Mature and private, it has been arranged to provide a series of distinct areas for relaxing and entertaining, including paved terraces, raised seating, lawn, established planting and mature trees. The darker timber fencing, festoon lighting, barbecue area and central fire-pit/log store add a contemporary edge while retaining a relaxed and established feel. In addition, a gated courtyard provides useful external storage and also offers the potential to create a further sheltered seating area, ideal for a bistro table and planting.

To the front, the property is set back behind a generous driveway with established planting and an attractive recessed entrance, providing ample off-road parking and a strong sense of arrival.

The property also benefits from an EV charging point.

Services

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

Terms

Terms:

- Tenure: Freehold
- Local Authority: Birmingham City Council
- Tax Band: D
- Average area broadband: 150 Mbps, full fibre also available

Directions

Directions from Aston Knowles:

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks train station. At the roundabout, continue straight onto the Four Oaks Road. Turn right onto Belwell Lane, then turn right onto Clarence Road.

Viewings

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

Distances

Approximate distances:

- Mere Green: 0.5 miles
- Sutton Coldfield Town Centre: 2 miles
- Butlers Lane Railway Station: 0.4 miles
- Blake Street Railway Station: 1.5 miles
- Lichfield: 8 miles
- Birmingham City Centre: 10 miles
- Birmingham Airport (BHX): 16 miles
- M6 (Junction 7): 7 miles
- M42 (Junction 9): 8 miles

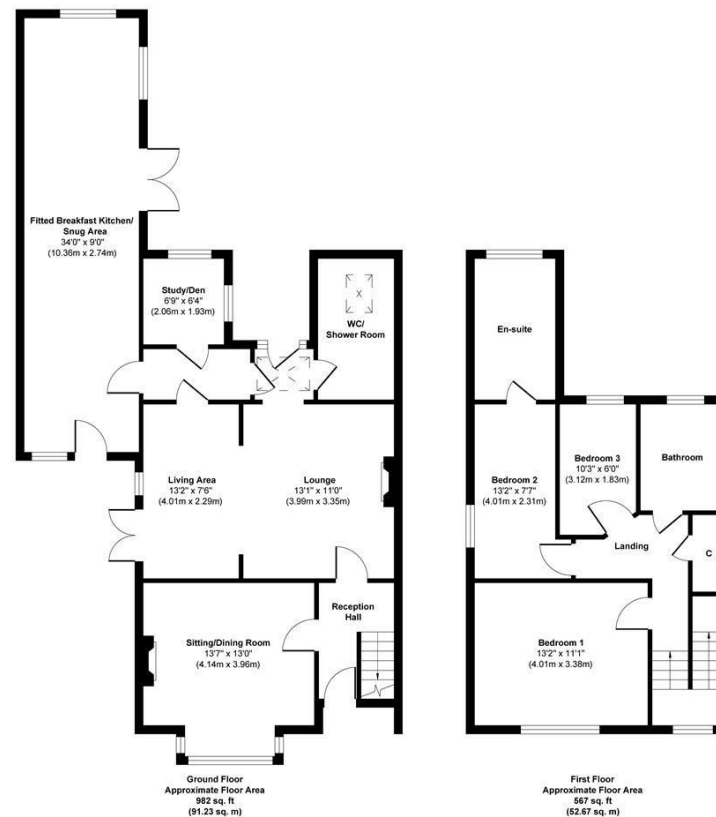
(Distances are approximate).

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.



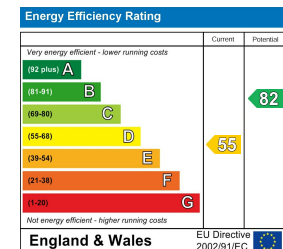
Clarence Road, Sutton Coldfield, B74 4AE



Approx. Gross Internal Floor Area 1549 sq. ft / 143.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

- Photographs taken: August 2026
- Particulars prepared: August 2026

Buyer Identification 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.

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