26 BURNETT ROAD
SUTTON COLDFIELD
B74 3EJ

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled just a stone's throw away from Sutton Park, this semi-detached 3-bedroom home offers a perfect blend of comfort and convenience. Boasting ample space for families, this charming residence is ideally situated within close proximity to a range of amenities.

ACCOMMODATION
Ground Floor:
Entrance hallway
Dining room
Drawing room
Kitchen / Dining area
Utility room with downstairs WC

First Floor:
Landing
Principal bedroom
Bedroom 2
Bedroom 3
Family bathroom

Garden and Grounds:
Garage
Block paved drive providing parking
Laid to lawn rear garden with patio area

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
Nestled in one of Sutton Coldfield's esteemed areas, this property is surrounded by a wealth of amenities and attractions. Families will find reputable educational options nearby, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield town is just a short distance away, providing residents with a diverse array of shops, supermarkets, and dining options. Sutton Park is within walking distance and is one of Europe's largest urban parks, which offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games.

With excellent transportation links to major roadways such as the M42, M6, and M6 Toll, as well as proximity to Birmingham International Airport and the NEC, residents enjoy easy connectivity for commuting and travel.

Description of Property
As you enter the property, you are welcomed into an inviting entrance hallway, providing access to the ground floor accommodation.
The spacious principal reception room offers generous proportions and an abundance of natural light, enhanced by an attractive bay window overlooking the front of the property. Beautiful flooring, a feature fireplace with decorative surround and an elegant archway add character to this versatile living space, providing ample room for both relaxing and entertaining.
A further reception room features a charming fireplace, carpeted flooring and an attractive beamed ceiling, offering a comfortable and welcoming space which could be utilised as a sitting room, snug or formal dining room, depending on individual requirements.
The kitchen overlooks the rear garden and is fitted with a range of light-coloured cabinetry, complemented by marble-effect worktops and tiled flooring. Integrated appliances include a double oven, hob and dishwasher, whilst a window above the sink allows plenty of natural light into the room. An adjoining dining area features exposed ceiling beams and French doors opening directly onto the rear patio, creating a lovely space for family dining and entertaining.
Additional ground floor accommodation includes a useful utility room with a sink, worktop space and shelving, together with a separate WC, adding to the practicality of the home.
Ascending to the first floor, the property offers comfortable bedroom accommodation. The principal bedroom is generously proportioned and benefits from a range of fitted wardrobes, providing excellent storage space. The additional bedrooms offer flexible accommodation, suitable for family members, guests or use as a home office.
The family bathroom is fitted with a contemporary white suite comprising a freestanding bath, separate curved shower enclosure and wash hand basin. Complementary wall and floor tiling, together with a chrome heated towel rail, complete the room.

Gardens & Grounds
Approaching the property, a generous gravelled driveway provides ample off-road parking, complemented by mature hedging and established shrubs which offer an attractive setting and a good degree of privacy. The front of the property is enhanced by its traditional character, with a garage providing additional parking or useful storage space.
To the rear, the property enjoys a delightful and well-established garden, predominantly laid to lawn and surrounded by mature trees, shrubs and hedging, creating a private and peaceful outdoor space. A spacious paved patio extends across the rear of the house, providing an ideal setting for outdoor entertaining, alfresco dining or simply relaxing whilst overlooking the garden. A timber pergola adds further character to this charming outdoor space.

Directions from Aston Knowles
From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Ln/B4151, at the roundabout take the 1st exit onto Thornhill Rd/B4138, turn right onto Burnett Rd and the property will be on your right.

Distances
Four Oaks Train Station - 2.6 miles
Sutton Park - 0.2 miles
Sutton Coldfield - 3.1 miles
Lichfield - 7.8 miles
Birmingham - 7.8 miles
Birmingham International/NEC - 14.7 miles
M6 - 4.7 miles
M6 Toll - 11.5 miles

(Distances approximate)
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Terms
Tenure: Freehold
Local Authority: Lichfield Council
Tax Band: F
Broadband average area speed: 500 Mbps

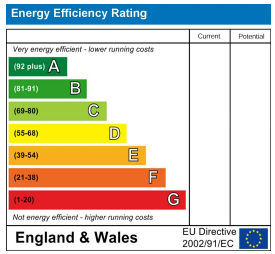
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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

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 let.

Photographs taken: October 2026
Particulars prepared: October 2026

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