

36 BEECH HILL ROAD
SUTTON COLDFIELD
B72 1DT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Occupying a prominent position on the highly regarded Beech Hill Road, this substantial Streather-built detached residence offers a rare opportunity to acquire a characterful family home of impressive scale, set within generous mature grounds. Extending to approximately 3,695 sq. ft. including the detached garage/outbuilding, the property retains a wealth of original period features and offers well-proportioned accommodation arranged over two floors, including multiple reception rooms, five bedrooms, garaging and excellent ancillary space. Now requiring modernisation, the house provides exciting scope for sympathetic renovation, extension or reconfiguration to create a landmark family home, subject to the necessary consents. With its handsome red-brick façade, extensive frontage, in-and-out driveway, substantial gardens and potential for future enhancement, this is a rare and highly appealing opportunity in one of Sutton Coldfield's most desirable residential settings.

The ground floor accommodation comprises a covered porch, entrance hall, dining room, kitchen/breakfast room, guest WC and drawing room. There is also a courtyard providing access to the garage, together with a store room, boiler room and gardener's WC. To the first floor, the property offers a landing, principal bedroom with feature fireplace, bedrooms two and five with built-in wardrobes, two further bedrooms, a family bathroom, separate WC and store room.

The property has an EPC rating of F and an approximate total floor area of 3,695 sq. ft. / 343.49 sq. m.

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

The property is situated in the well-regarded Wyld Green area of Sutton Coldfield, a popular residential location offering an excellent balance of local convenience, green open space and strong transport links.

Wyld Green shopping centre is within a short distance and provides a useful range of everyday amenities, while the property is also well placed for Walmley Golf Club, the prestigious New Hall Hotel & Spa, New Hall Valley Country Park and the wider facilities of Sutton Coldfield town centre.

For commuters, Chester Road railway station is within easy walking distance, providing regular rail services into Birmingham New Street and towards Lichfield, making the area particularly convenient for those travelling into Birmingham city centre. The property is also well positioned for access to the Chester Road, Sutton Coldfield town centre, Walmley, Erdington and the wider regional road network, including onward links to Birmingham, Lichfield, Tamworth and the M6 Toll.

Sutton Coldfield town centre offers an excellent choice of shops, restaurants and amenities, together with a selection of highly regarded schools including Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School and The Shrubbery. Purchasers are advised to check with the local authority for up-to-date catchment areas and admissions criteria.

For leisure, nearby Sutton Park, a designated Site of Special Scientific Interest, offers extensive walking routes, golf and a variety of outdoor pursuits. New Hall Valley Country Park is also close by, providing splendid walks through a nature conservation site. The former farmland extends to approximately 198 acres of greenbelt countryside and forms an attractive green corridor between Walmley and Sutton Coldfield town centre.

Description Of Property

Occupying a prominent position on the highly regarded Beech Hill Road, this substantial detached residence represents a rare opportunity to acquire a home of genuine scale, character and future potential.

Extending to approximately 3,695 sq. ft. including the detached outbuilding/garage, this impressive Streather-built property enjoys an excellent sense of presence, with a handsome red-brick façade, traditional multi-pane windows, prominent gables and a generous in-and-out driveway providing an attractive approach.

The property has clearly been a much-loved long-term family home and retains a wealth of original features and period detailing. While now requiring a programme of modernisation, it offers an exciting opportunity for the next owner to sympathetically update, extend and reimagine the accommodation to suit contemporary family living, subject to any necessary consents.

The house occupies a particularly generous mature plot, with extensive frontage, ample driveway parking and substantial gardens. The depth and scale of the grounds are a key feature of the property, offering not only a beautiful established setting but also considerable potential for further enhancement. Given the size of the plot, there may also be longer-term development potential, whether through extension, remodelling or alternative use, subject to planning permission and all required approvals.

Internally, the property offers well-proportioned accommodation arranged over two floors, with a layout that provides excellent flexibility. The ground floor includes a welcoming reception hall and a series of generous reception rooms, each displaying characterful features including high ceilings, decorative plasterwork, feature fireplaces, timber detailing, bay windows and traditional joinery.

The principal drawing room is a particularly spacious and elegant reception room, enjoying attractive proportions and a feature fireplace. The formal dining room is rich in character, with dark timber beams, bespoke fitted cabinetry, a large bay window and decorative detailing, creating a room of real presence and charm.

The breakfast kitchen is of traditional style and now offers clear scope for replacement or

reconfiguration as part of a wider scheme of modernisation. It currently includes extensive timber cabinetry, terracotta-style flooring and a notable gas Aga cooker set within a brick alcove. Subject to design and consent, this area could lend itself well to being opened up, extended or remodelled to create a more contemporary kitchen, dining and family space overlooking the gardens.

Additional ground floor accommodation includes a guest WC, boiler room, store room and useful ancillary spaces, all contributing to the overall practicality of the house.

To the first floor, a characterful landing with traditional timber balustrading and feature archway leads to five well-proportioned bedrooms. The principal bedroom is particularly appealing, with a feature fireplace and pleasant outlook over the surrounding grounds. The remaining bedrooms are served by a family bathroom, separate WC and shower facilities.

Throughout the property, many original features remain, including panelled internal doors, coving, fireplaces, timber joinery, decorative ceilings and period detailing. These features provide an excellent foundation for a sensitive renovation scheme, allowing a future purchaser to preserve the home's heritage while introducing modern finishes, services and design.

Externally, the property is set within substantial mature grounds, with established lawns, mature trees, shrubs, planted borders and secluded garden areas. The rear garden is especially impressive in scale, offering a broad expanse of lawn framed by mature planting. The grounds provide a wonderful sense of privacy and create an attractive backdrop to the house.

The property also benefits from an integral garage and a detached double garage/outbuilding, providing useful storage, workshop space or potential for alternative ancillary use, subject to the necessary consents.

This is a rare opportunity to acquire a substantial character residence on one of the area's most desirable roads. With its impressive plot, road presence, retained period features and clear scope for modernisation, extension or possible development, the property offers exceptional potential for a purchaser seeking to create a landmark family home in a highly regarded Sutton Coldfield setting.

Distances

Sutton Coldfield - 3.0 miles
Sutton Park - 2.3 miles
Wyld Green - 0.6 miles
Lichfield - 11.0 miles
Birmingham - 5.2 miles
Birmingham International/NEC - 9.3 miles
M6 - 3.5 miles
M6 Toll - 6.2 miles
M42 - 7.8 miles

(Distances approximate)

Directions from Aston Knowles

From the agents' High Street office, continue straight down onto Mill St/A5127 slight right onto Lower Queen St/A5127, at the roundabout take the 1st exit onto Birmingham Rd/A5127, turn left onto Penns Ln/B4148, Turn right onto Beech Hill Road.

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: G
Broadband average area speed: 150 Mbps, 500 Mbs full Fibre also available

Services

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

Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Viewings

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



