41 BROOKS ROAD
SUTTON COLDFIELD
B72 1HR

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A charming and substantial detached family home, occupying a wonderfully established plot and offering generous accommodation extending to approximately 3,026 sq ft. Beautifully positioned backing directly onto Walmley Golf Course, the property enjoys a delightful rear outlook and a superb sense of privacy and space.

The ground floor offers a welcoming entrance hall leading to a snug, dining room, spacious sitting room, kitchen/breakfast room, utility room and cloakroom, together with an integral double garage. To the first floor, there is a principal bedroom with en-suite bathroom and attractive rear garden outlook, three further bedrooms, a family bathroom, built-in landing storage and useful loft space. Externally, the property enjoys generous landscaped gardens, including a mature lawned front garden with established planting and a particularly attractive multi-level rear garden featuring a large paved terrace, lawns, mature trees, shrubs, planted borders and several areas ideal for outdoor dining and entertaining.

The property extends to an approximate gross internal area of 3,026 sq ft / 281 sq m, including the garage.

EPC Rating: TBC.

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

Brooks Road is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and within walking distance of Walmley Golf Club. Also nearby are the prestigious New Hall Hotel and Spa, New Hall Country Park and Chester Road train station.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling 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 council for up to date catchment areas.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall Valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

Road connections are excellent, with straightforward access to the M6, M42 and wider motorway network, while Birmingham city centre, Birmingham Airport and the NEC are all within comfortable travelling distance.

Description of Property

A charming and substantial detached family home with mature multi-level gardens ideal for enjoying the view onto Walmley golf course, offering generous accommodation and considerable scope for modernisation.
The property provides approximately 3,026 sq ft of accommodation including the integral double garage and occupies an established position on one of Wylde Greens most sought after roads.
The house retains a number of charming character features, whilst offering an excellent opportunity for a new owner to modernise and update the accommodation to their own requirements.

Ground Floor
The property is entered via a covered porch with a characterful front door incorporating two stained-glass panes, leading into the welcoming reception hall with staircase rising to the first floor.
The ground floor provides a particularly well-balanced arrangement of reception and family living space. The snug features beautifully polished herringbone parquet flooring, a feature fireplace and French doors opening directly onto the rear garden terrace. The dining room is similarly characterful, with polished herringbone parquet flooring and an impressive feature fireplace incorporating a Tudor-style carved stone surround. Double doors provide direct access onto the rear garden patio, creating a natural connection between the formal dining space and the gardens. The spacious sitting room benefits from carpeting, a particularly attractive inglenook fireplace and a door opening directly onto the rear garden terrace. The kitchen/breakfast room provides generous storage and incorporates a Range cooker, together with a wine rack and space for a breakfast area. A separate utility room and guest WC provide further practical accommodation. The integral double garage is accessed from the property and provides excellent additional storage and parking provision.

First Floor
The first-floor landing gives access to the principal bedroom suite and three further well-proportioned bedrooms, an en-suite bathroom and separate shower room. The principal bedroom is generously proportioned and benefits from fitted storage and an en-suite bathroom. The remaining bedrooms provide flexible accommodation for family, guests or home working, with the additional shower room serving the upper floor. A useful loft space provides further storage.

Gardens and Grounds
The property is approached via a generous driveway providing access to the integral double garage, with an established front garden featuring mature hedging, shaped shrubs and established planting.
The rear garden is undoubtedly one of the property's principal features, being particularly mature, private and beautifully established. Arranged over several levels, the garden incorporates extensive paved terraces, lawned areas, mature trees, established borders, shaped shrubs and a number of fruit trees. A charming small pond provides an additional focal point, whilst the extensive mature planting creates a secluded and tranquil setting.
The various terraces provide excellent areas for outdoor dining, entertaining and relaxation, with direct access from the sitting room, dining room and snug.
Beyond the garden, the property backs directly onto a lovely golf course, providing an attractive open outlook and a wonderful sense of space.

Distances

- Sutton Coldfield town centre 3 miles
- Birmingham 6 miles
- Lichfield 12.1 miles
- Birmingham International/NEC 10 miles
- M6 (J6) 5.7 miles

(Distances approximate)

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

Directions from Aston Knowles

From the agents High Street office, head to Upper Holland Road via Coleshill Street. Continue straight from Upper Holland Road onto Ebrook Road. Turn left onto Coles Lane then continue onto Eastview Road. Turn right onto Wylde Green Road, then left onto Blackwell Road and right onto Kempson Avenue. Turn left onto Brooks Road, the property can be found on the left-hand side.

Terms

Tenure: Freehold
Local Authority: Birmingham City Council 0121 303 1111
Tax Band: G
Average area Broadband speed: 150 Mbps, full fibre available.

Services

Mains, water, gas and electricity are connected.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included. 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 on 0121 362 7878.









Disclaimer

Important notice

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 all of 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 cannot be inferred that any item shown is included in the sale.

- Photographs taken : September 2026
- Particulars prepared: October 2026

Buyer Identity Verification 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.

ASTON KNOWLES

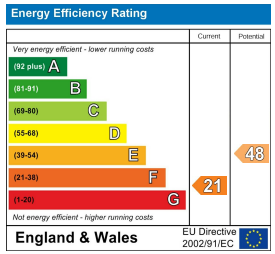
Brooks Road Sutton Coldfield B72 1HR

Approximate Gross Internal Area

Total (Including Garage) = 3026 SQ FT / 281 SQ M



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



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 importance 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com