

M I L L H O U S E

2 COLESHILL STREET, SUTTON COLDFIELD, B72 1XA



SIDLEYPIPER



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Sidley Piper Homes is a privately-owned homebuilder that specialises in individual, bespoke properties of the highest quality. Each of its developments is designed to suit the location and to offer a luxury alternative to the discerning homebuyer.

Sidley Piper Homes is passionate about delivering exacting standards of craftsmanship, design and specification. Building homes for today, tomorrow and many years to come.

Mill House Development

Trinity View House is an exclusive development of a listed building conversion in Sutton Coldfield. This historic listed building which can be found on the High Street is being renovated into a 3-bedroom dwelling and 6 stunning city apartments.

Once home to a bakery, Mill House is an exclusive development of 7 contemporary new build apartments, located on Midland Drive Sutton Coldfield.

Both developments are a collection of one- and two-bedroom apartments. With Mill House featuring a luxurious penthouse apartment. Each property features open plan kitchen dining areas with a high specification kitchen, branded appliances, and luxury bathrooms.

These stylish apartments are situated in the heart of the High Street in Sutton Coldfield, close to local amenities, bars and restaurants, parks, and transport links direct to Birmingham Grand Centre Station.

With help to buy available on this development, these apartments are perfect for first time buyers looking to get on the property ladder.



MILL HOUSE
2 COLESHILL STREET, SUTTON COLDFIELD, B72 1XA



Living in Sutton Coldfield

The Royal town of Sutton Coldfield is located in the heart of the West Midlands. Close to the A38 connecting it to Birmingham City Centre. Sutton Coldfield is a short drive to major motorway networks including M42 and the M6.

Sutton Coldfield Town centre is a lively, vibrant town centre, with a diverse range of shops, coffee shops, and family dining. With weekly local food markets and craft stools. Sutton Coldfield has a range of excellent schools in the area. Including two Ofsted outstanding Grammar Schools.

Sutton Coldfield is home to Sutton Park, one of the largest urban parks in Europe. The Park has open heathland, woodlands, seven lakes, wetlands, and marshes - each with its own rich variety of plants and wildlife. With several playgrounds, a skate park and Leisure centre, perfect for family fitness and entertainment. With train routes direct to Birmingham City Centre. Birmingham is home to the Bullring shopping centre and Grand Central. It is the UK's largest based shopping centre. From major high street chains to contemporary bars and restaurants for night life entertainment.

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SUTTON COLDFIELD COLLEGE

SUTTON COLDFIELD TOWN HALL

GOOD HOPE HOSPITAL

SUTTON COLDFIELD TRAIN STATION

SIMPSONS GIN BAR

THE STATION PUB

BUPA DENTAL CARE

ONE STOP CONVENIENCE STORE

HOLY TRINITY PARISH CHURCH

THE GATE PUB

RECTORY PARK

THE GYM GROUP

GRACECHURCH SHOPPING CENTRE

MCDONALDS

TACO BELL

WILKO

PETROL STATION

ALDI

Location information & travel times



Sutton Town Centre
5 mins

Amenities
5 mins

Train Station
7 mins

Local Schools
10 mins



A38
15 mins

M6
15 mins

M42
15 mins

Birmingham City Centre
30 mins

Manchester
2 hours

London
2.5 hours



Lichfield
20 mins

Birmingham
25 mins

Manchester
2 hours

London
2 hours

MILL HOUSE

2 COLESHILL STREET, SUTTON COLDFIELD, B72 1XA

1.

Mill House

2.

Trinity View House



An exclusive
development of
a listed building
conversion



Mill House

Ground Floor
Apartments 1-2

First Floor
Apartments 3-4

Second Floor
Apartments 5-6

Third Floor
Apartment 7



Ground Floor

Apartment 1

Area	65 SQ M - 700 SQ FT
Lounge/dinner	W 4.7M X L 5M / W 15.4FT X L 16.4FT
Bathroom	W 2M X L 2.1M / W 6.5FT X L 6.9FT
Bedroom 1	W 3.9M X L 3.9M / W 12.8FT X L 12.8FT
Bedroom 2	W 2.9M X L 4.3M / W 9.5FT X L 14.1FT

Apartment 2

Area	65 SQ M - 700 SQ FT
Lounge/dinner	W 3M X L 5.9M / W 9.8FT X L 19.4FT
Bathroom	W 2.1M X L 1.9M / W 6.9FT X L 6.2FT
Bedroom 1	W 3.6M X L 4.5M / W 11.8FT X L 14.8FT
Bedroom 2	W 3.6M X L 4.5M / W 11.8FT X L 14.8FT



First Floor

Apartment 3

Area	65 SQ M - 700 SQ FT
Lounge/dinner	W 4.7M X L 5M / W 15.4FT X L 16.4FT
Bathroom	W 2M X L 2.1M / W 6.5FT X L 6.9FT
Bedroom 1	W 3.9M X L 3.9M / W 12.8FT X L 12.8FT
Bedroom 2	W 2.9M X L 4.3M / W 9.5FT X L 14.1FT

Apartment 4

Area	65 SQ M - 700 SQ FT
Lounge/dinner	W 3M X L 5.9M / W 9.8FT X L 19.4FT
Bathroom	W 2.1M X L 1.9M / W 6.9FT X L 6.2FT
Bedroom 1	W 3.6M X L 4.5M / W 11.8FT X L 14.8FT
Bedroom 2	W 3.8M X L 2.7M / W 12.5FT X L 8.9FT



Second Floor

Apartment 5

Area	65 SQ M - 700 SQ FT
Lounge/dinner	W 4.7M X L 5M / W 15.4FT X L 16.4FT
Bathroom	W 2M X L 2.1M / W 6.5FT X L 6.9FT
Bedroom 1	W 3.9M X L 3.9M / W 12.8FT X L 12.8FT
Bedroom 2	W 2.9M X L 4.3M / W 9.5FT X L 14.1FT

Apartment 6

Area	65 SQ M - 700 SQ FT
Lounge/dinner	W 3M X L 5.9M / W 9.8FT X L 19.4FT
Bathroom	W 2.1M X L 1.9M / W 6.9FT X L 6.2FT
Bedroom 1	W 3.6M X L 4.5M / W 11.8FT X L 14.8FT
Bedroom 2	W 3.8M X L 2.7M / W 12.5FT X L 8.9FT



Third Floor

Apartment 7

Area	89 SQ M - 960 SQ FT
Lounge/dinner	W 5.2M X L 6.7M / W 17FT X L 22FT
Bathroom	W 1.9M X L 3.1M / W 6.2FT X L 10.2FT
Bedroom 1	W 4.5M X L 4.5M / W 14.8FT X L 14.8FT
Bedroom 2	W 4.6M X L 4.3M / W 15FT X L 14.1FT

Area to dwelling extends into reduced headroom at eaves

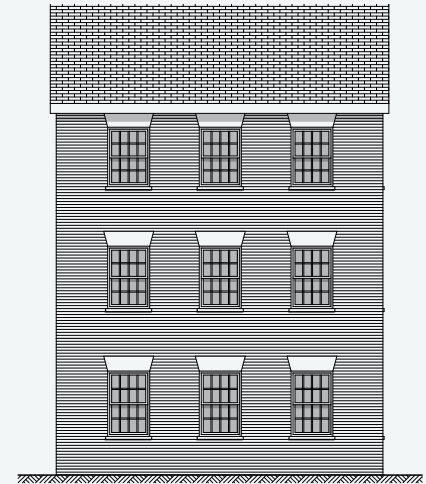


Trinity View House

Ground Floor
Apartments 1-2

First Floor
Apartments 3-4

Second Floor
Apartments 5-6



Ground Floor

Apartment 1

Area	59 SQ M - 635 SQ FT
Lounge/dinner	W 4.5M X L 6.5M / W 14.7FT X L 21.3FT
Bathroom	W 2.4M X L 2M / W 7.9FT X L 6.6FT
Bedroom 1	W 3.1M X L 2.9M / W 10.1FT X L 9.5FT
Bedroom 2	W 3M X L 2.6M / W 9.8FT X L 8.5FT

Apartment 2

Area	41 SQ M - 441 SQ FT
Lounge	W 4.4M X L 3.9M / W 14.4FT X L 12.8FT
Kitchen	W 2.9M X L 2.9M / W 9.5FT X L 9.5FT
Bathroom	L 1.8M X W 2.2M / 5.9FT X 7.2FT
Bedroom 1	W 3.9M X L 2.7M / W 12.8FT X L 8.9FT



First Floor

Apartment 3

Area	59 SQ M - 635 SQ FT
Lounge/dinner	W 4.5M X L 6.5M / W 14.7 FT X L 21.3FT
Bathroom	W 2.4M X L 2M / W 7.9 FT X L 6.6FT
Bedroom 1	W 3.1M X L 2.9M / W 10.1FT X L 9.5FT
Bedroom 2	W 3M X L 2.6M / W 9.8FT X L 8.5FT

Apartment 4

Area	42 SQ M - 452 SQ FT
Lounge	W 4.4M X L 3.9M / W 14.4FT X L 12.8FT
Kitchen	W 2.9M X L 2.9M / W 9.5FT X L 9.5FT
Bathroom	L 1.8M X W 2.2M / 5.9FT X 7.2FT
Bedroom 1	W 3.9M X L 2.7M / W 12.8FT X L 8.9FT



Third Floor

Apartment 5

Area	59 SQ M - 635 SQ FT
Lounge/dinner	W 4.5M X L 6.5M / W 14.7 FT X L 21.3FT
Bathroom	W 2.4M X L 2M / W 7.9 FT X L 6.6FT
Bedroom 1	W 3.1M X L 2.9M / W 10.1FT X L 9.5FT
Bedroom 2	W 3M X L 2.6M / W 9.8FT X L 8.5FT

Apartment 6

Area	42 SQ M - 452 SQ FT
Lounge	W 4.4M X L 3.9M / W 14.4FT X L 12.8FT
Kitchen	W 2.9M X L 2.9M / W 9.5FT X L 9.5FT
Bathroom	L 1.8M X W 2.2M / 5.9FT X 7.2FT
Bedroom 1	W 3.9M X L 2.7M / W 12.8FT X L 8.9FT

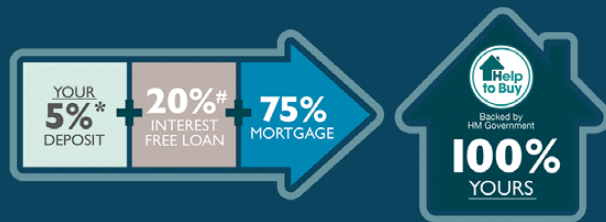


Help to buy

Help to buy is available when purchasing a Sidley Piper Home.

With just a 5% deposit you could purchase your dream home through Sidley Piper and Help to Buy.

Here is an example of a Help to Buy government equity loan based on a new home with a purchase price of £300,000.



Buyer deposit £15,000 5% deposit

You'll only need a 5% deposit to qualify

Government equity loan £60,000 20% Government Loan

You'll receive a government loan of up to 20%, which can be repaid at any time or on the sale of your property, interest free for the first 5 years

Buyer mortgage £225,000 75 Mortgage

You may only need to secure a 75% mortgage – qualifying for some of the best mortgage rates around.

Eligibility for Help to Buy: Equity Loan

Help to buy is available for any new build home buyer – subject to approval

You don't need to be a first time buyer

Purchasing a new home up to a price of £600,000

You must have a deposit with a minimum value of 5% of the full purchase price of the property

You could receive a government loan of up to 20%

You must arrange a repayment mortgage valued at between 25% and 75% of the full market value of the new home

You must be able to evidence that you can afford the repayments on the equity loan and all other outgoings.

Specification

The highest levels of design and specification are what elevate Mill House to be somewhere truly special to live. From beautiful open plan kitchens with branded appliances to stunning bathrooms with modern chrome fitting, these are perfect city apartments.

All fitted with designer contemporary handle less kitchens with high quality silestone work surfaces. Fitted with top branded appliances including integrated dishwashers, fridge freezers, and washer dryers.

The bathrooms and en – suite shower rooms are fitted with stylish white suites with chrome fittings. These are all complimented by ceramic wall and floor tiles of the highest standards.





Your new home is beautiful. Now you can make it smart too.

Your home comes with a unique portal called SELECT.
Within the portal are the latest smart technology solutions designed
specifically for your home.

When you choose your Sidley Piper home you'll receive a unique
code to access the portal for that property and discover a world of
smart features that will bring your home to life.

 AVANDECONNECT
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Agent's notes:

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. Photographs and computer generated images are used for illustrative purposes only and it must not be inferred that any item shown is included with the property.