

BROOKFIELD KEEPERS ROAD  
SUTTON COLDFIELD  
B74 3AX

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Located on the exclusive and sought-after area of Little Aston Park, this exceptional and exclusive detached residence has been thoughtfully extended by the current owners to provide a delightful family home.

### ACCOMMODATION

#### Ground Floor:

Entrance Hallway, Open plan kitchen, spice kitchen, two guest cloakrooms, staircases to first floor level, Study, Family Room, Garden Room, Drawing Room, Games Room, Formal Dining Room, Bar/ entertainment room, Home Gym.

#### First Floor:

Landing and hallway with closet & storage, family bathroom with bath and separate shower, Principle bedroom with en-suite shower room and access to large dressing room, second bedroom with en suite, bedroom three with built in closets, two further bedrooms with 'Jack and Jill' ensuite & useful laundry room with space for dryer and plumbing for washing machine.

#### Basement Level:

Games Room, Cinema Room, Storage Room, Exit door leading through to garden, giving access double garage and storage rooms above.

## OUTSIDE

Gated Driveway entrance and exit gates, Double garage, Above garage Store Room, Large well planted enclosed garden with mature trees and lawn area.

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

Positioned in Little Aston area this property is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Also close by is the Mere Green area where there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

## DESCRIPTION OF PROPERTY

Offering approximately 6,250 square feet of accommodation, upon entering the property, the bright and welcoming reception hall features Karndean flooring and staircases at either end give access to the first floor.

The impressive well appointed open plan kitchen/family room features a quality fitted kitchen with large central island with 5 burner gas hob and extractor - there are a range of wall and base units with granite work surfaces and a range of integrated appliances including twin ovens and warming draws. Large windows to the rear make the most of the views over the well-maintained gardens making this space an ideal space for entertaining guests and family. There are stairs leading down to the basement level with stunning games room and cinema whilst a door leads through to the spice kitchen.

The spacious drawing room features a large window overlooking the rear gardens with a lovely stone fire surround and double doors lead through to the beautiful dining room which features parquet flooring and French doors to the garden - perfect for more formal gatherings.

The bar and entertainment room lead through to the garden room and features Karndean flooring and direct access to the garden. Completing the ground floor is a study, games room, gym, further reception room, shower room and guest cloakroom. There is also Underfloor heating in the bar room, hallway garden room, kitchen, second kitchen, principal bedroom, bedroom ensuite and the main bathroom. A Multiroom Sonos audio system is fitted in the bar, lounge, dining room, kitchen, main bedroom, and the gym.

Just off the snooker room, another room is currently used as a secondary gym room.

The spacious feel continues on the first floor where you will find an impressive landing with quiet reading area and doors to the bedrooms and bathroom. There is also a laundry room with plumbing for washing machine and space for a tumble dryer. The principal bedroom overlooks the landscaped gardens and offers an attractive en-suite and dressing room. Bedroom two also enjoys views over the rear garden and features fitted wardrobes and en-suite whilst bedroom three overlooks the front and features an attractive bay window and fitted wardrobes. The modern family bathroom has a freestanding bath and a separate shower cubicle. Finally, bedrooms four and five have fitted wardrobes and share a modern 'Jack & Jill' en-suite.

## GROUNDS AND GARDENS

The rear garden is a delight, having a large patio terraced area perfect for entertaining and a space that the whole family can enjoy; steps lead down to a generous lawn with mature beds rich with a plethora of plants and shrubs and a tranquil wooded area with mature trees. To the front, the electric gates open to an attractive block paved driveway providing ample parking and giving access to the double garage, front door and gated side access to the rear garden. A charming fore garden with mature trees, plants and shrubs provides privacy.

## SERVICES

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



**Brookfield, Keepers Road, Sutton Coldfield**

**Approximate Gross Internal Area**

**Main House = 5579 Sq Ft/518 Sq M**

**Garage = 477 Sq Ft/44 Sq M**

**Total = 6056 Sq Ft/562 Sq M**



**FIXTURES AND FITTINGS**

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

**TERMS**

Tenure: Freehold

Local authority: Lichfield City Council

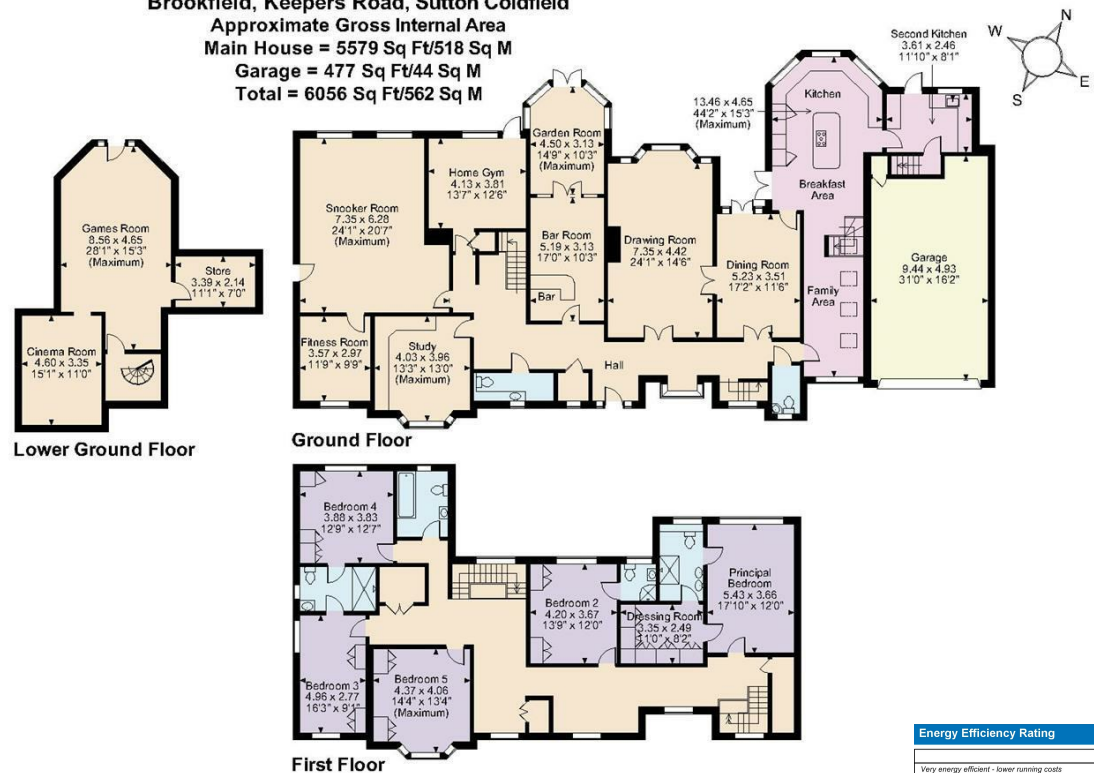
Tax band: H

**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 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. Particulars prepared November 2022 Photos taken November 2022



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The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8528405/MKB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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