

10 KEEPERS GATE CLOSE  
SUTTON COLDFIELD  
B74 2NL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A cosy and elegant entrance hall sets the tone for this impeccably designed 6 bedroom home nestled in an exclusive private drive of similar detached executive houses.

The spacious drawing room with stunning fireplace, currently stretches the whole depth of the property but could easily be split to provide an additional reception room or home office.

The heart of the home is a light contemporary living space which is cleverly zoned to create a casual family room, dining room and sleek white gloss kitchen. The glass roof floods the area with light.

A large double integral garage could also be converted to provide a gym or cinema room if desired.

The stylish interior continues on the first floor with the large landing providing storage and a cosy seating area and access to 4 double bedrooms. The principal bedroom has mirrored fitted wardrobes with beautifully appointed en suite shower room. A similar style family bathroom is Jack and Jill allowing en suite facility the second bedroom, again with an abundance of fitted wardrobes.

The second floor boasts an additional 2 double bedrooms and a shower room. A great space for teenagers or a couple working from home that need separate office space.

Large sliding doors open from the breakfast kitchen to a low maintenance garden, perfectly planned to provide a great entertaining space.

Within walking distance of excellent schools, , train station an array of restaurants and shops and all the amenities of Sutton Park, Keepers Gate is a great location with a beautiful house will adapt to your needs.

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

Keepers Gate Close is located close to the centre of Sutton Coldfield.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green with its recently renovated Mulberry Walk provides a good selection of bars, restaurants and everyday shops including Waitrose, M&S and Sainsbury's supermarkets.

Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Distances

Sutton Coldfield town centre 1.5 miles  
Lichfield 9 miles  
Birmingham 9 miles  
Birmingham International/NEC 14 miles  
M6 Toll (T5) 3 miles  
M6 (J7) 7 miles  
M42 (J9) 6 miles  
(Distances approximate)

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### Description Of Property

Aston Knowles are pleased to offer for sale this well designed 6 bedroom home in an exclusive private drive.

The entrance hall leads into the drawing room with stunning fireplace, reaching the whole depth of the property.

The open plan kitchen family room is at the heart of the home and has white gloss units and is a great

space for relaxing and entertaining. The glass roof floods the area with light.

The first floor has a large landing providing storage, potential seating area and access to 4 double bedrooms. The principal bedroom has mirrored fitted wardrobes and well appointed ensuite shower room. The family bathroom is Jack and Jill allowing ensuite facility the second bedroom, again with fitted wardrobes.

The second floor boasts an additional 2 double bedrooms and a shower room. A great space for older children or guests.

### Gardens & Grounds

Large sliding doors open from the breakfast kitchen to a low maintenance garden.

The property benefits from a double garage.

### Services

Mains gas, water, drainage and electricity are connected. The property benefits from full gas-fired central heating.

### Fixtures & Fittings

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

### Directions

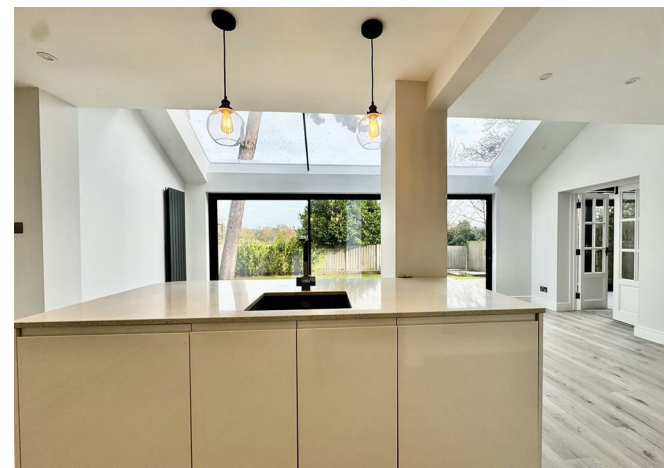
From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. Take a right onto Keepers Gate Close. The property can be found on the left-hand side.

### Terms

Tenure: Freehold  
Local authority: Birmingham City Council  
Tax band: G  
Average area broadband: 150 Mbps

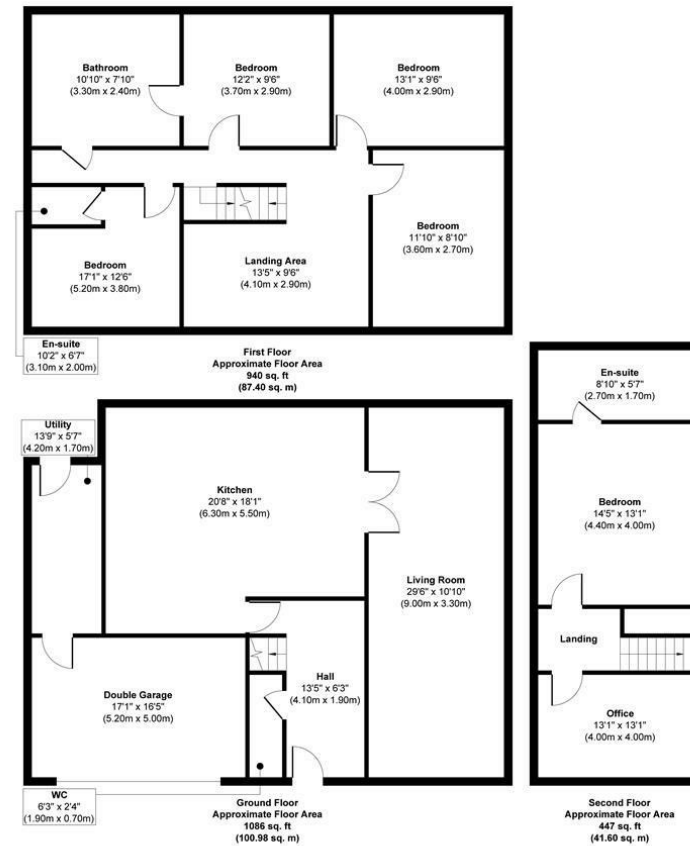
### Viewings

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





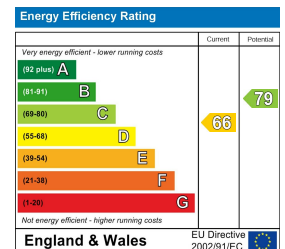
10, Keepers Gate Close Sutton Coldfield, B74 2NL



Approx. Gross Internal Floor Area 2473 sq. ft / 229.98 sq. m

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

Produced by Elements Property



### 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 tenancy.

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