

KEEPERS ROAD
LITTLE ASTON PARK
SUTTON COLDFIELD
B74 3AX


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Summary

A luxurious family home with contemporary décor theme situated in the highly sought after Little Aston Park complete with indoor swimming pool and indoor gym.

ACCOMMODATION

Lower Ground floor:

Gym room

Ground floor:

Reception hall

Living/Entertainment room

Kitchen/breakfast room

Dining room/Pool Room

Family room

Utility

Guest cloakroom with WC

Swimming pool complex with changing room, WC shower room

First floor:

Principal bedroom suite with duplex dressing room and en-suite bathroom

Bedroom two with en-suite shower room

Three further bedrooms

Family bathroom

Balcony (accessible via principal bedroom and bedroom 2)

Outside:

Private & gated block-paved driveway

Double garage

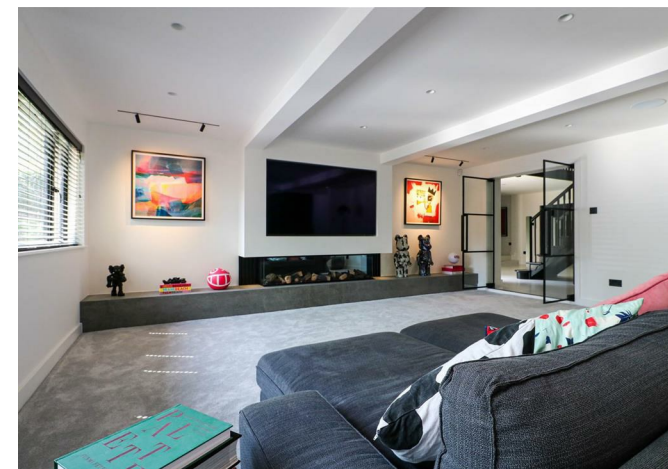
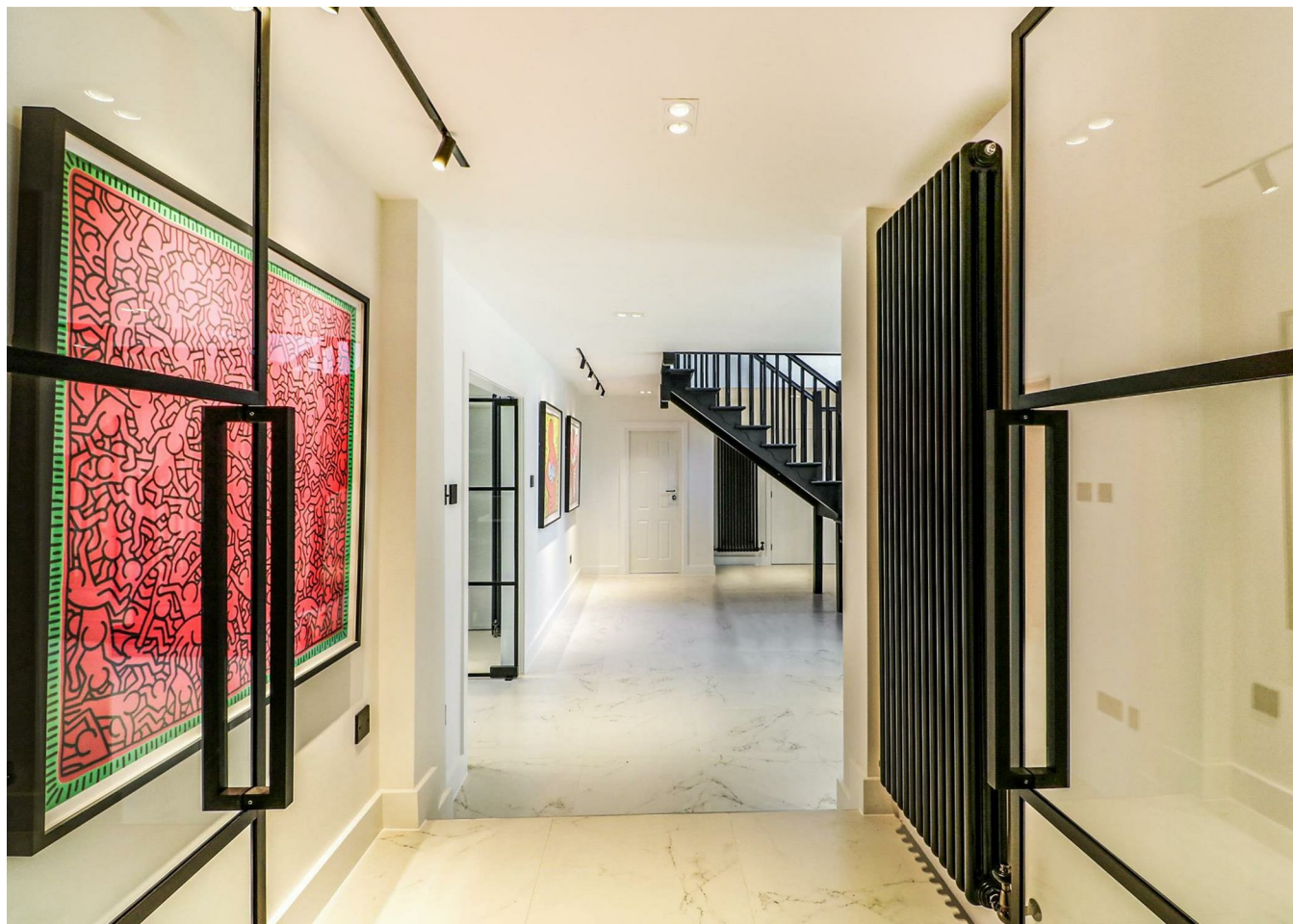
Storage/potential home office or gym above garage

Landscaped gardens

Approximate gross internal floor area 5,636 square feet
(524 square metres)

EPC Rating: C

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 Road is a private road located on Little Aston Park, just off Walsall Road in Little Aston. Within walking distance nearby is the village church, primary school, village hall, shops for day-to-day amenities and the prestigious Little Aston golf course.

Sutton Park is approximately a mile away with one of Europe's largest urban parks offering great scope for walking, golf and a variety of outdoor pursuits.

Little Aston 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.

In nearby Mere Green 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 has 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

This detached family house is set back within a private setting with extensive block-paved driveway for parking. The bespoke high security front door with finger print/code access, leads to the impressive stylish entrance hallway, which is a true showstopper. With the sleek polished Porcelanosa tiled flooring and central staircase leading up to the first-floor accommodation, the space is sure to make a lasting impression on guests. From the spacious hallway the main living areas can be accessed as well as a guest cloakroom, cloak cupboard and basement gym. The bathrooms and en suites showcase luxury sanitary ware carefully selected for their quality, including stone tiles, handpicked vanity units, elegant taps, shower heads, valves, and even toilet roll holders.

The property also boasts a comprehensive home automation system, controlling lighting and audio throughout the main reception rooms offering an immersive audio experience. Furthermore, the house is equipped with a comprehensive intruder alarm, monitored CCTV system with 14 cameras and line crossing together with extensive external security lighting, providing peace of mind and ensuring a safe and secure living environment.

The ground floor of the property offers the convenience of underfloor heating throughout. Notably, the home is equipped with state-of-the-art automation systems, controlling lighting and music for a seamless living experience.

The main reception rooms feature stylish urban/industrial-style black crittall doors, adding a touch of modern sophistication. These doors allow for a "broken plan" layout, delineating different spaces while maintaining the overall openness. The main living room boasts a remote-controlled gas fireplace, providing both warmth and a contemporary focal point.

The living/entertainment room is beautifully finished and ideal for receiving guests, with a stunning feature media wall with contemporary gas fire. The large windows offer plenty of natural light during the day and dimmer lighting sets the mood for cosy evenings.

The Porcelanosa kitchen/breakfast room is a stunning contemporary space with impressive matte black floor with underfloor heating and wall units, complemented by large cream porcelain tiles. With contrasting white granite worktops, the kitchen been finished to the highest standards. A stunning kitchen island forms the heart of the room and offers generous workspace and storage space. There are various modern built-in appliances such as an induction hob, two built-in ovens and warming plates, fridge/freezer and dishwasher. The island offers an extended breakfast bar, perfect for informal dining and family weekend breakfasts, from here double French doors lead out to the rear patio area and private rear garden, making this a lovely space for enjoying the sunset or the first warming rays of sunshine in early spring.

Adjacent to this is the breakfast room which looks out over the rear of the property and offers the

ideal space for casual dining.

On the opposite side of the kitchen from the breakfast room is the formal dining room which is currently used as a pool room, this area also has French doors out to the patio area and the rear garden beyond, and large windows ensure plenty of natural light.

Leading on from the kitchen is the utility, which features the same matte black floor and wall cupboards for additional work- and storage space. The utility features space for a washing machine and tumble dryer.

The snug is located at the front of the house with a window seat overlooking the fore garden.

On the lower ground floor is the basement gym, fully designed to maximise the space with floor to ceiling mirrors, gym matted flooring and led feature lighting.

An impressive swimming pool complex can be accessed from the reception hallway. The swimming pool features an electrically operated safety cover which also keeps the heat in. The pool complex is complete with a shower room, changing room and plant room.

On the first floor, you will find a delightful and bright gallery landing that provides access to the five bedrooms. This spacious landing area is filled with natural light, creating a welcoming atmosphere.

The principal bedroom suite is a true highlight, offering a luxurious and spacious retreat. It features a unique duplex 'his and hers' dressing room, showcasing high-quality xylocleaf material on the bespoke furniture. This thoughtfully designed dressing room provides ample storage space and adds a touch of elegance to the suite. The en-suite bathroom benefits from the use of mitred tiles creating a seamless and polished look. The en-suite boasts a walk-in shower and an oval free-standing bath, providing options for both relaxation and rejuvenation. Additionally, the en-suite features doors that open up to a balcony overlooking the rear garden, allowing residents to enjoy beautiful views and a connection with nature.

The second bedroom of the house is equally impressive, offering both comfort and convenience. The bedroom also includes an en-suite shower room with high quality porcelain tiles adding a touch of luxury and privacy. For added charm and functionality, the second bedroom features doors that open up to the rear balcony, allowing residents to enjoy fresh air and beautiful views.

In addition to the principal and second bedrooms, the first floor of the house boasts three more generously sized bedrooms. These bedrooms provide plenty of space for relaxation and personalization, catering to the needs of a growing family or accommodating guests.

The fifth bedroom overlooking the garden at rear includes bespoke built in wardrobes.

The family bathroom on the first floor is designed to offer both convenience and a touch of luxury for all occupants. The bathroom features real marble mandarin stone tiles, adding a natural and refined element to the space. One of the standout features of the bathroom is the full-height glass shower screen, which not only adds a contemporary touch but also helps to create a spacious and open feel. The bathroom is meticulously designed with mitred tiles, giving it a clean and seamless appearance, emphasising the minimalist aesthetic of the bathroom.

Gardens and Grounds

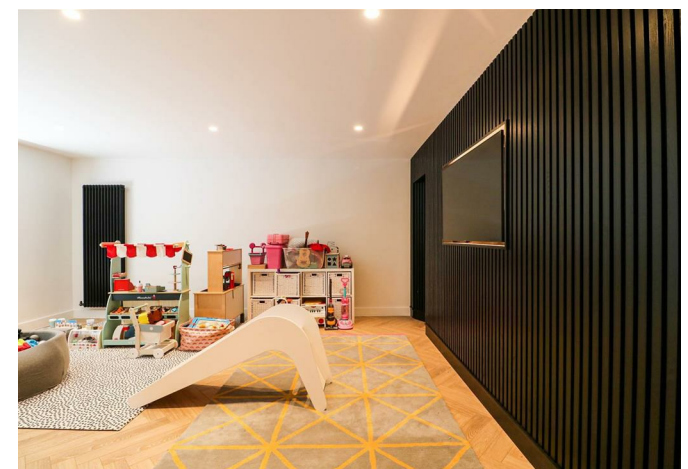
The property benefits from a private and gated block-paved driveway with ample space for parking. The double garage offers additional parking space and the potential for storage or a home office/gym to the first floor.

A private and spacious rear garden with patio area is flanked by mature trees and shrubs. Mainly laid to lawn, the garden is perfect for summertime barbecues, al fresco dining and enjoying quality time with family and friends.

The property benefits from planning (21/00167/FUH) for single storey rear extension to form kitchen and sitting room, and loft conversion.

Distances

Streetly village - 3.1 miles





Sutton Coldfield town centre - 1.1 miles
Birmingham - 8.7 miles
Lichfield - 8.6 miles
M6 Toll (T5) - 11 miles
M6 (T7) - 5.9 miles
M42 (J9) - 11.5 miles
Birmingham International/NEC - 15.8 miles

(Distances approximate)

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Directions from Aston Knowles

From the agent's office, head towards Four Oaks on the A5127. At the first roundabout, take the third exit and stay on A5127. At the second roundabout, continue straight onto Four Oaks Road. After two miles, turn left onto Keepers Road where the property is set back from the road on the right-hand side.

Services

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

Terms

Tenure: Freehold
Local authority: Lichfield District Council 01543 308000
Tax band: H
EPC Rating: C
Broadband Average Area Speed: 150 Mbps
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.

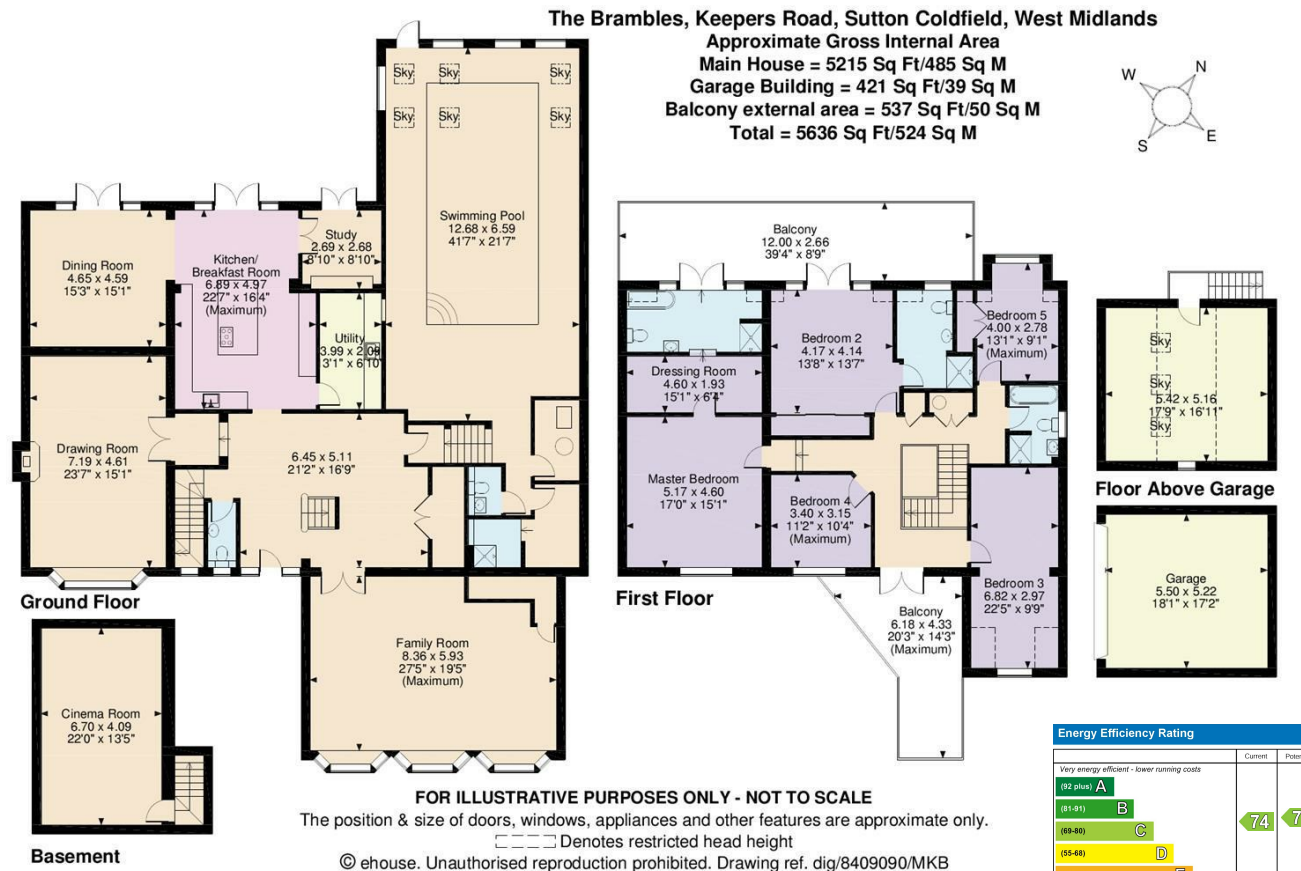
Viewings

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

Disclaimer

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.

Photographs taken May 2023
Particulars prepared May 2023



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	74	77
(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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