

7 THE FAIRWAYS
LITTLE ASTON
SUTTON COLDFIELD
B74 3UG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A fantastic opportunity to rent a prestigious home in gated location.

Accommodation

Ground Floor:

Spacious reception hallway with staircase to first floor

Guest cloakroom

Elegant living room with views over the rear garden

Open-plan kitchen and family dining area with contemporary fittings and integrated appliances

Utility room with side access

Separate family room / gym with full-height mirrors and rubber flooring

Integral double garage with internal access

First Floor:

Principal bedroom with fitted wardrobes and en suite bathroom

Four further well-proportioned bedrooms, one with en suite shower room

Modern family bathroom

Airing cupboard

Second Floor:

Cinema / games room or optional sixth bedroom

Shower room and useful storage cupboard

Shape

Gardens and Grounds:

Private driveway with ample parking leading to double garage

Landscaped, south-facing rear garden designed for easy maintenance

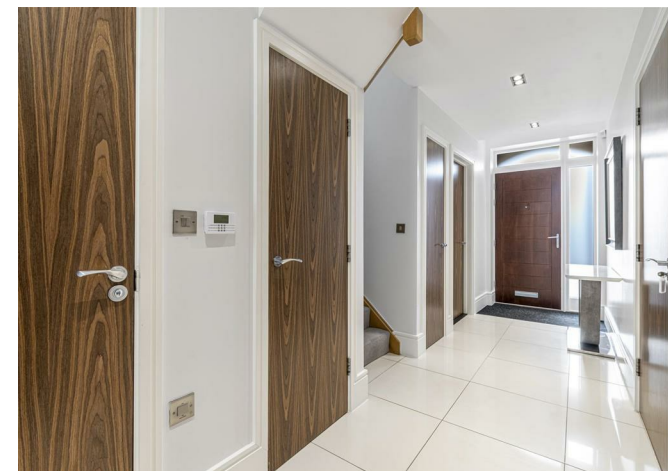
Italian porcelain tiled patio with steps to feature water display and gravel surround

Artificial lawn with neatly clipped border hedging and modern fencing

Shape

EPC rating: C

Approximate total floor area: 2746 Sq. FT or 255.1 Sq. Meters



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

Located within an exclusive gated development in the prestigious area of Little Aston, this property offers the ideal blend of privacy and convenience. Local amenities, including shops, cafés, and restaurants, are within easy reach, while highly regarded schools and leisure facilities — such as Little Aston Golf Club and The Belfry — are close by.

For those who enjoy the outdoors, Sutton Park, one of Europe's largest urban parks, is just a short drive away, offering walking trails, cycling routes, and equestrian facilities.

The property benefits from excellent transport links, with nearby access to the M6 Toll, A38, and M42, connecting to Birmingham, Lichfield, and further afield. Direct rail services from Blake Street or Four Oaks station provide access to Birmingham New Street, and Birmingham Airport is around 25 minutes away by car.

Description of Property

A superbly presented and generously proportioned six-bedroom detached family home, finished to a high standard and designed with versatile living in mind. Arranged over three floors, the property offers elegant reception spaces, contemporary open-plan living, and a landscaped garden perfect for outdoor entertaining.

The ground floor provides a welcoming reception hallway, guest cloakroom, and access to all principal rooms. The living room offers a bright and relaxing environment, while the open-plan kitchen and family dining space form the heart of the home, ideal for both everyday living and entertaining. A utility room offers practical space, and the separate family room/gym provides additional flexibility.

On the first floor are five well-appointed bedrooms, including a luxurious principal suite and a second bedroom with en suite facilities. The second floor offers a versatile cinema/games room or sixth

bedroom, complete with a shower room and additional storage.

Outside, the south-facing rear garden has been thoughtfully designed with low-maintenance landscaping, complemented by an attractive patio area and feature water display. The gated entrance, private driveway, and double garage enhance both the security and appeal of this outstanding home.

Distances

Sutton Coldfield – 4.0 miles

Lichfield – 7.0 miles

Birmingham – 9.0 miles

Birmingham International/NEC – 15.0 miles

M6 Toll – 3.0 miles

(Distances approximate)

Terms

Local authority: Lichfield District Council

Council Tax Band: G

Average area Broadband speed : 500 Mbs and High-speed fibre available

Services

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

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 of particular importance, please obtain professional confirmation. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information only.

Details prepared August 2025

Photos taken August 2025

Buyer Identity Verification Fee

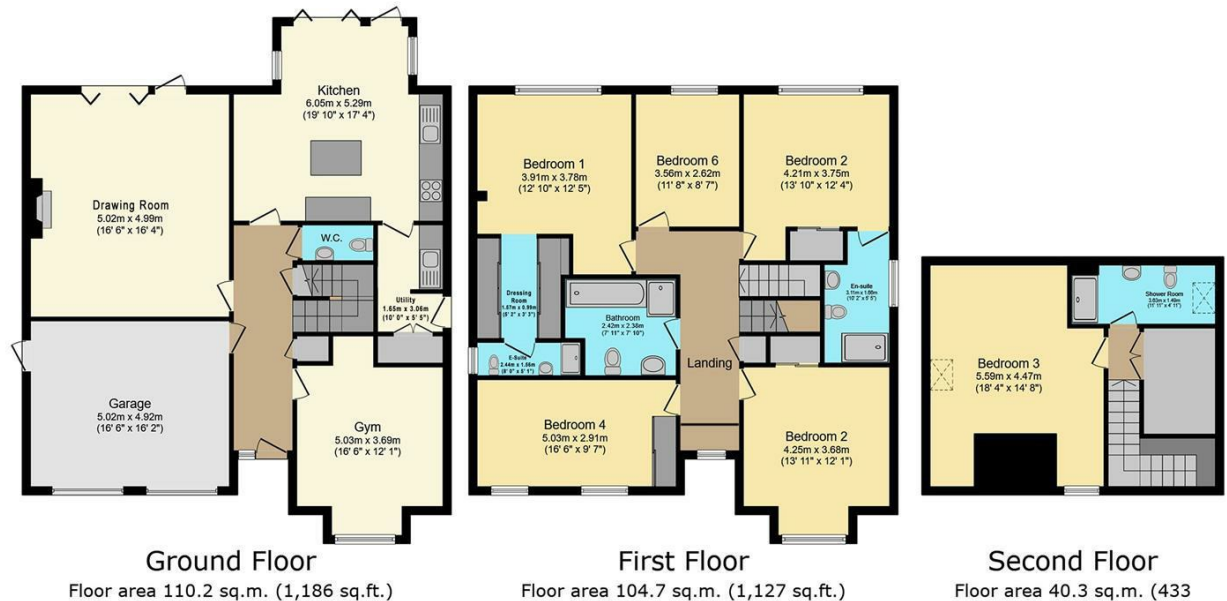


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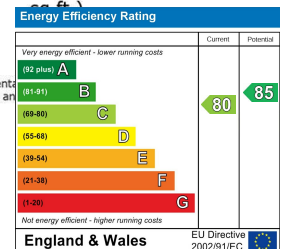
Total floor area: 255.1 sq.m. (2,746 sq.ft.)



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.



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