

7 NEWICK AVENUE
LITTLE ASTON
B74 3DA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A detached family home in sought after location which offers flexible accommodation.

Ground Floor:

- Grand Entrance Hall
- Hall
- Living Room with fireplace, having French doors opening onto the rear garden patio for entertaining family and friends
- Dining Room accessed via double doors from the living room, and granting second access to kitchen/breakfast room
- Open plan Kitchen and family dining area having modern integrated appliances, and Rangemaster cooking hob with French doors opening onto the rear garden patio for alfresco dining
- Downstairs WC
- Utility Room
- Hallway giving access to pantry and double garage
- Garden Room
- Second downstairs WC
- Principal Bedroom with built-in wardrobes, storage closet, ensuite bathroom with twin wash basins, stand-alone bathtub, bidet, and separate shower
- Bedroom number two with fireplace
- Bedroom number three with built-in wardrobe
- Bedroom number four with built-in wardrobe
- Family bathroom
- Staircase to first floor

First Floor:

- Generous first floor landing having skylight
- Bedroom number five with built-in sliding-door wardrobes, storage closet, two skylights, and an ensuite shower room with twin wash basins and a skylight
- Bedroom number 6 with built-in storage, a sky light and ensuite bathroom

Gardens and Grounds:

- In/ out Driveway with ample space for parking
- Lawned area with mature hedgerows
- Double Garage
- Private secure rear garden
- Block paved patio for entertainment and alfresco dining
- Garden lawn
- Mature trees and evergreen trees
- Ornamental pond

EPC rating: D

Approximate total floor area: 3318 Sq. Ft or 308.30 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

Description of Property

An Exceptional Residence of Distinction and Comfort
Approached via an impressive in-and-out driveway framed by mature hedgerows, this remarkable home welcomes you with a grand entrance hall, setting the tone for the generous proportions and refined elegance that unfold throughout.

The main hall leads gracefully into a beautifully appointed living room, where a feature fireplace creates a warm focal point. French doors open directly onto the rear garden patio, offering a seamless flow for entertaining family and friends. From here, double doors reveal an inviting dining room, which provides a secondary connection to the kitchen/breakfast room, ensuring both convenience and a harmonious layout for hosting. The heart of the home is the expansive open-plan kitchen and family dining area, equipped with modern integrated appliances and a Rangemaster cooking hob. French doors open onto the rear patio, creating an ideal setting for alfresco dining and relaxed gatherings. Practicality is thoughtfully addressed with a downstairs WC, a well-proportioned utility room, and a hallway offering access to a pantry and the double garage. Completing the ground floor is a light-filled garden room and a second downstairs WC, enhancing the home's versatility and comfort.

The first floor offers a superb array of accommodation. The principal bedroom is a serene retreat, featuring built-in wardrobes, a dedicated storage closet, and an elegant ensuite bathroom with twin wash basins, a stand-alone bathtub, a bidet, and a separate shower. Bedroom two enjoys the charm of its own fireplace, while bedrooms three and four both benefit from built-in wardrobes. A well-appointed family bathroom serves this level, accessible from the central staircase landing. Bedroom five offers built-in sliding-door wardrobes, a storage closet, two skylights, and an impressive ensuite shower room with twin wash basins and a skylight. Bedroom six features built-in storage, a skylight, and a private ensuite bathroom,

completing this versatile top-floor arrangement.

Outside, the gardens and grounds provide a tranquil backdrop to the home. The private, secure rear garden boasts a block-paved patio perfect for dining and entertaining, complemented by sweeping lawned areas, mature trees and evergreens, and an attractive ornamental pond. The setting blends natural beauty with thoughtfully designed outdoor living spaces.

Distances

- Streetly village- 0.5 Mile
 - Sutton Coldfield-3 Miles
 - Lichfield- 9 Miles
 - Birmingham- 9 Miles
 - Birmingham International/NEC-16 Miles
 - M6 Toll (T5)-5 Miles
 - M6 (J7)-5 miles
- (distances approximate).

Directions from Aston Knowles

From the centre of Sutton Coldfield, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second exit onto the A454 Four Oaks Road. At the next set of traffic lights bear left onto the B4151 Streetly Lane and at the roundabout, take the third exit onto Roman Road. Carry on for approximately 200 yards and take the first left onto Talbot Avenue. Carry on for approximately 250 yards where a turning right will carry on to Newick Avenue.

Terms

- Tenure: Freehold
- Local Authority: Lichfield District Council
- Tax Band: G
- Average area broadband speed : 152 Mbps

Services

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

Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.



Newick Avenue



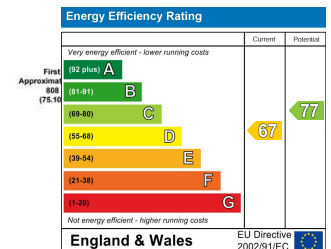
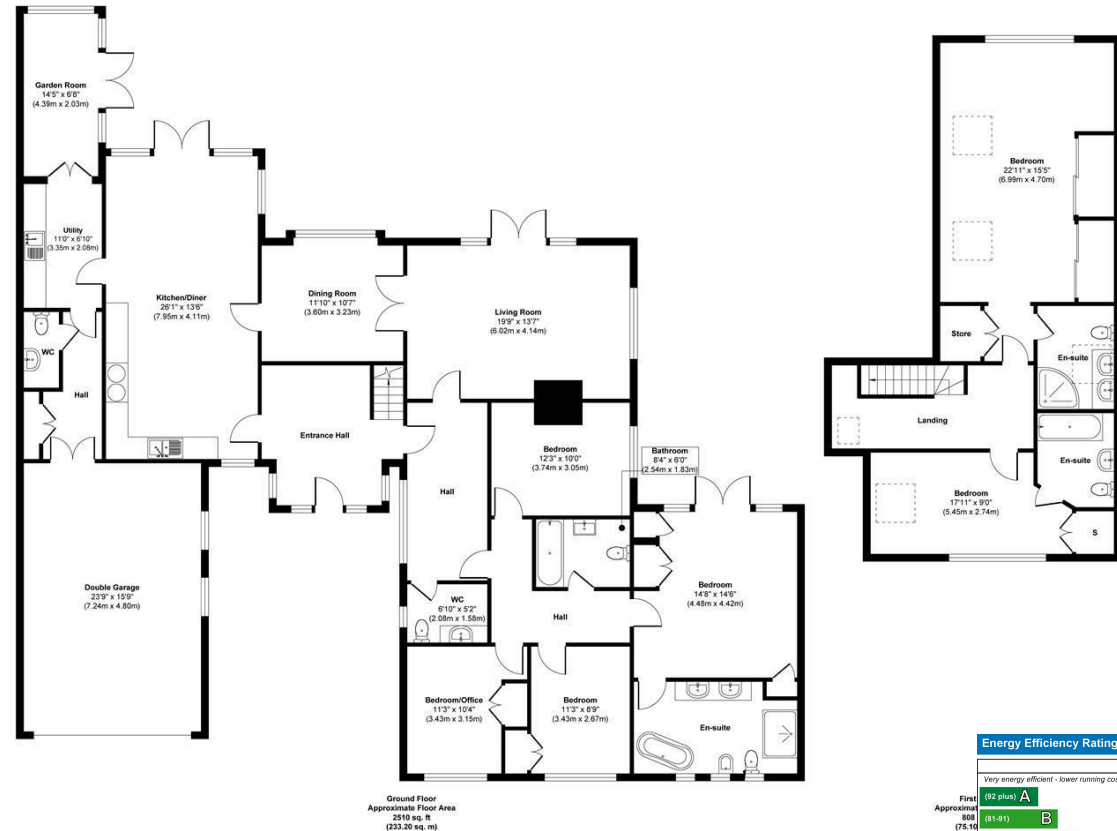
Viewings

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 tenancy.

- Photographs taken: November 2025
- Particulars prepared: November 2025



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