



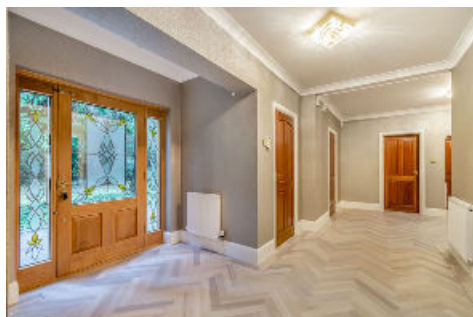
Keepers Road, Sutton Coldfield, West Midlands



Brookfield, Keepers Road

Sutton Coldfield, B74

This superb family home, extended and updated by the current owners to a very high standard sits back from the road behind electrically operated gates and also benefits from zoned underfloor heating to the reception hall, kitchen/family room, entertainment room/bar and garden room, Sonos audio to the kitchen, breakfast room, drawing room, dining room, entertainment room/bar and principal bedroom. In all the garden extends to 0.63 acres.



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Guide price: £2,500,000

Tenure: Freehold

Local authority: Lichfield District Council: 01543 308000

Council tax band: H

Location

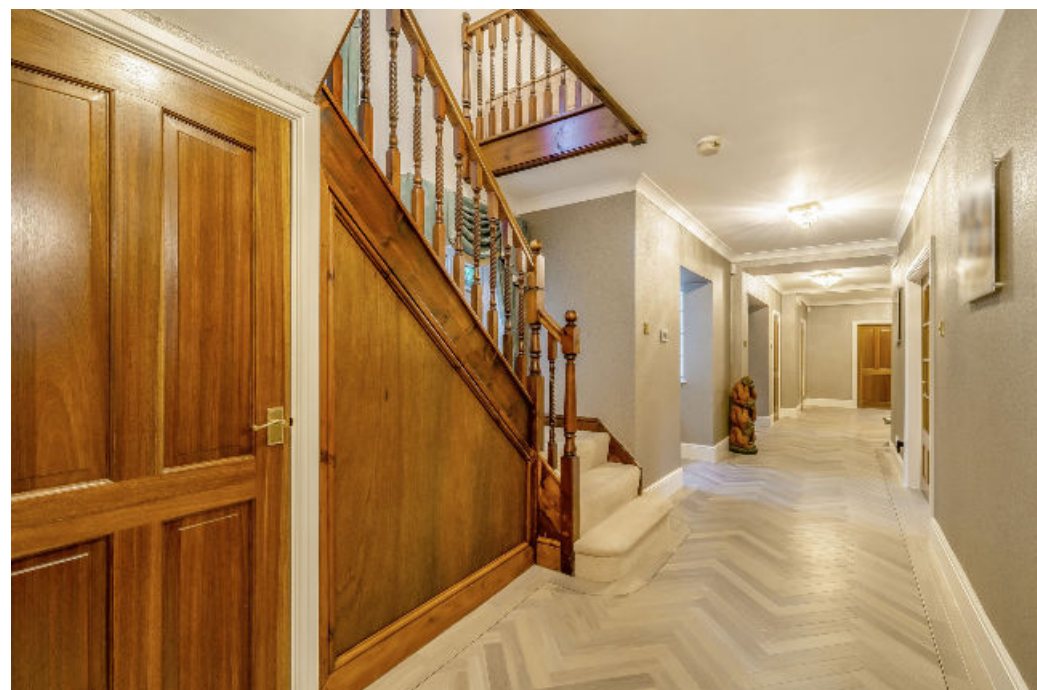
Keepers Road is situated directly off Roman Road within the exclusive Little Aston Park Estate. This private estate comprises of immaculately presented substantial homes. Little Aston Park is home to the highly regarded Little Aston Golf Club.

Day to day amenities can be found in Mere Green with a local supermarket and a selection of restaurants, bars and eateries.

The town of Sutton Coldfield provides an excellent choice of schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

Several train stations are close by including Butlers Lane and Sutton Coldfield providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

About 1 mile away is Sutton Park, offering great scope for walking, golf and a variety of outdoor pursuits.



Brookfield

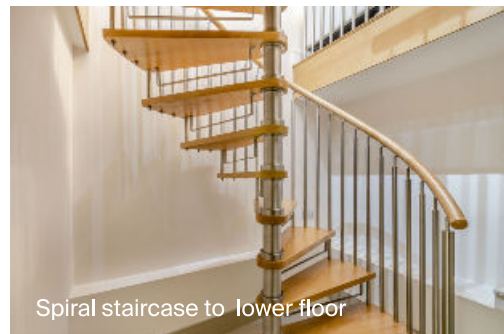
The in-and-out block-paved driveway offers ample parking for several vehicles and access to the double garage.

The front door opens to a bright and welcoming reception hall impeccably appointed with beautiful Karndean flooring. Doors radiate to the principal reception rooms with the fitness and leisure suite to the left and the living accommodation to the right. At either end of the reception hall, an elegant wooden staircase rises to the first floor landing area and there is a useful guest cloakroom/WC.

The gorgeous modern German kitchen with a bank of walnut effect kitchen cupboards and complimenting pale grey floor mounted units is beautifully tied together with the dark granite work surfaces and large central island providing further storage. There is a comprehensive range of integrated appliances including twin ovens, five burner gas hob and a downdraft pop-up extractor. There is a door through to the equally well-fitted second kitchen/utility room with a door out to the gardens.

The accommodation flows to the breakfast room with a bank of three overhead skylight windows providing ample natural light and a large window to the rear makes the most of the views over the beautiful gardens. A spiral staircase leads down to the basement level where there is a large games room and an extremely well-fitted cinema room. There is a door through to the store room providing ample space.

The lovely dining room is accessible from the reception hall and kitchen and features beautiful parquet flooring and French doors to the garden. This is a perfect space for formal entertaining and large family gatherings.





The stunning kitchen

The spacious drawing room is accessed from the dining room and reception hall. It is both elegant and comfortable. The large feature stone fireplace draws the eye creating a superb focal point for the room. A walk in bay window provides views over the lovely rear gardens and plenty of natural light.

The bar/entertainment room leads through to the garden room and features Karndean flooring and direct access to the garden. This is a superb addition to the entertaining space of this glorious home.

The home office/study is well fitted with a range of storage cupboards and shelving. A writing desk is perfectly located in front of the walk-in bay window which provides views to the front.

The leisure suite comprises of a snooker room, home gym and a separate fitness room. There is also a useful shower room.



Drawing room



Dining room



Garden room



Entertainment room/bar



Home office/study



Games room



Cinema room



Cardio gym



Snooker room



Gym

Upstairs

The spacious feel continues on the first floor where the generous landing with a reading area doors radiate to the five bedrooms and family bathroom. There is a laundry room with space and plumbing for a washing machine and a tumble dryer.

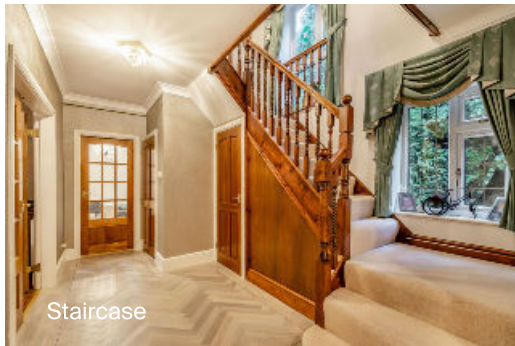
The principal bedroom suite overlooks the landscaped gardens. There is a fitted dressing room providing ample storage and a beautifully fitted en suite shower room.

Bedroom two also enjoys views over the rear garden and features fitted wardrobes and an en suite shower room.

Bedroom five overlooks the front aspect and features an attractive bay window and fitted wardrobes for storage.

Bedrooms three and four share a Jack and Jill style en suite shower room and both enjoy fitted wardrobes for storage.

The modern family bathroom offers a free-standing bath perfect for evening relaxation and a separate shower.



Staircase



Library/reading area



Principal bedroom



Principal bedroom en suite



Well appointed and flexible bedroom accommodation.

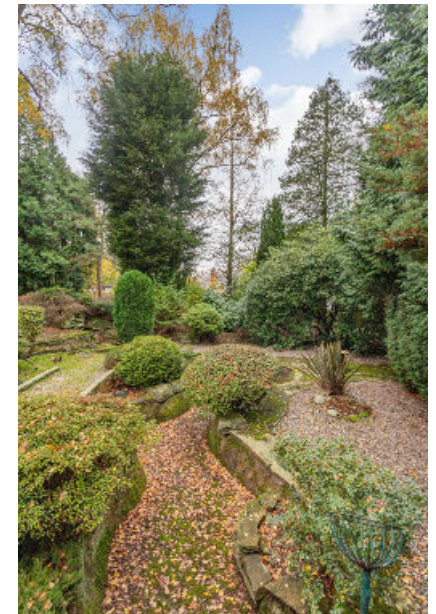
Gardens

The large patio/terrace is perfect for entertaining. Steps lead down to a generous lawn with mature beds bursting with a plethora of plants and shrubs and a tranquil wooded area with mature trees.

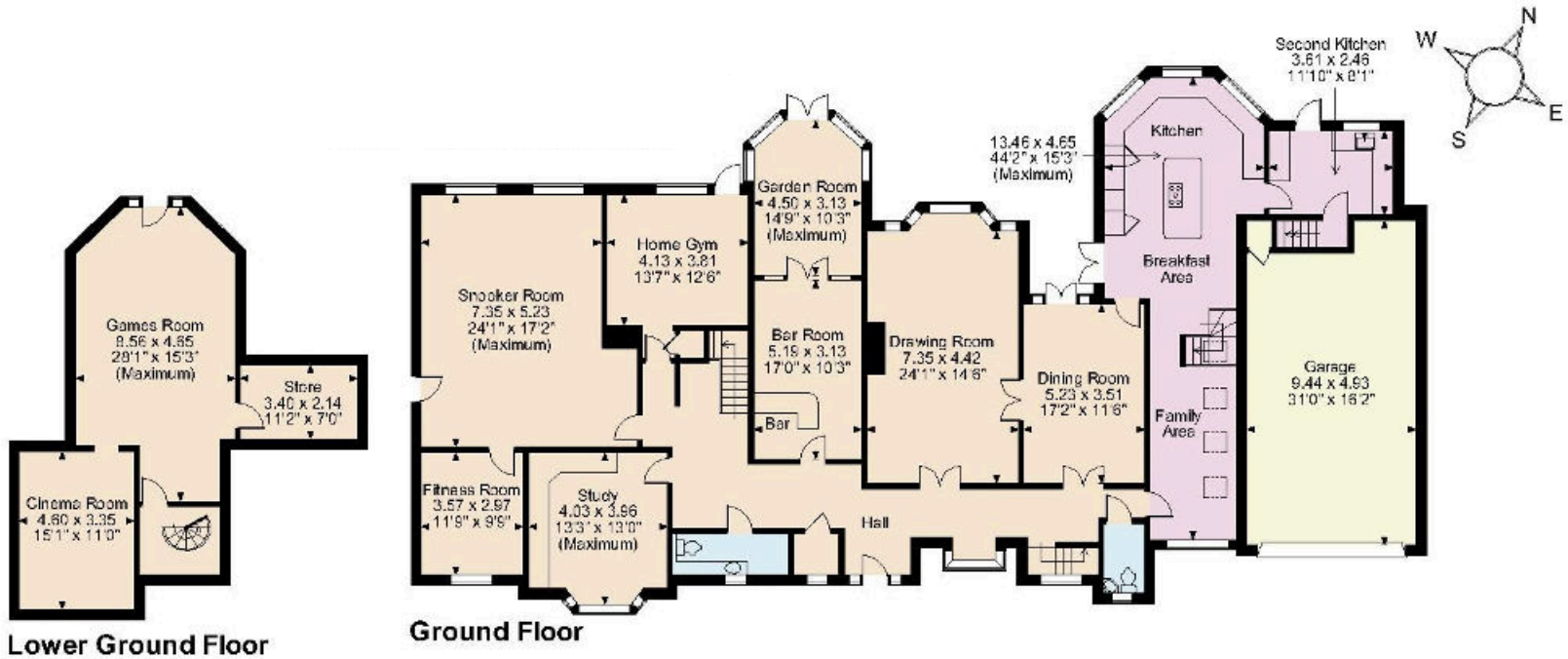
There is a delightful fore garden with mature trees, plants and shrubs providing an extra level of privacy.



The beautiful rear garden is a delight.

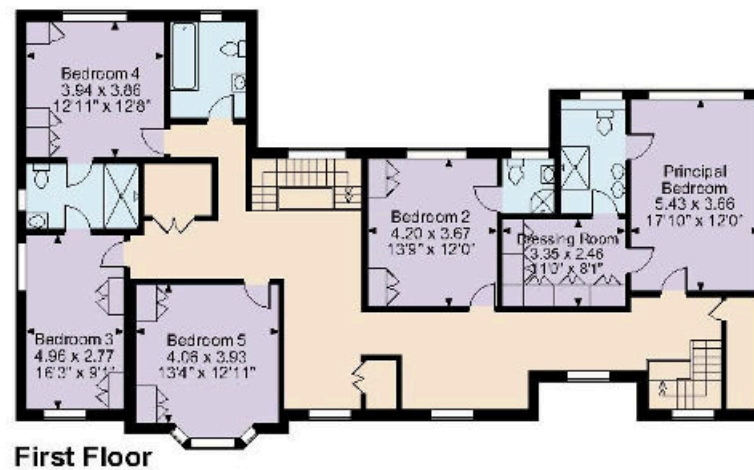






**Approximate Gross Internal Floor Area
584 sq m / 6,285 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Birmingham
103 Colmore Row
Birmingham B3 3AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sarah Briggs

0121 233 6468

sarah.briggs@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2022. Photographs and videos dated November 2022.

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