7 ROYAL GARDENS OFF CARLTON CLOSE
SUTTON COLDFIELD
B75 6BD

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A masterclass in contemporary luxury and timeless architectural elegance, this magnificent five-bedroom home has been meticulously designed to offer an unparalleled lifestyle of comfort, sophistication and indulgence. Extending across three beautifully appointed floors, every space has been thoughtfully curated to blend grand proportions with refined modern living, creating a home that is as impressive for entertaining as it is for everyday family life.

Ground Floor
The ground floor comprises an impressive reception hall, elegant drawing room and private study, together with a magnificent open-plan kitchen, breakfast bar, family and dining area designed for contemporary living and entertaining. Further accommodation includes a utility room, guest WC and boot room with cloaks storage, with a staircase rising to the first floor.

First Floor
The first floor offers Bedroom Two with a walk-in dressing room and ensuite bathroom, Bedroom Three with a walk-in dressing room and ensuite shower room, together with Bedrooms Four and Five and a beautifully appointed family bathroom. A skylit staircase leads to the second floor.

Second Floor
Occupying the entire second floor is the magnificent principal bedroom suite, providing an exceptional private sanctuary.

Gardens and Grounds
The property enjoys an elegant premium red-brick exterior with a low-level boundary wall, an expansive forecourt providing ample off-street parking and a substantial double garage. To the rear, the landscaped garden features a generous paved patio, contemporary decked entertaining area and an expansive wedge-shaped lawn, offering both privacy and tranquillity.

EPC Rating: B
Approximate total floor area: 3523 Sq.ft or 327 Sq. Meters including the garage

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 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. The house is in walking distance to Whitehouse Common Primary School (0.2 miles) and to Good Hope Hospital. Purchasers are advised to check with the local council for up-to-date school catchment areas. Nearby Mere Green provides a good selection of bars, restaurants and everyday shops in Mulberry Walk and offers M&S and Sainsbury's supermarkets. The property is also in an ideal location for access to Moor Hall Golf Club and Sutton Park. 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.

Description of Property

Ground Floor

The sense of occasion begins the moment you step into the impressive reception hall, where elegant interiors set the tone for the exceptional accommodation beyond. Designed with both form and function in mind, the ground floor seamlessly balances grand entertaining spaces with relaxed family living.

A beautifully proportioned drawing room provides a sophisticated setting for formal gatherings, whilst the private study offers the perfect retreat for home working or quiet contemplation. At the heart of the home lies an extraordinary open-plan kitchen, breakfast bar, family room and dining area – an expansive and light-filled space designed for contemporary living. Thoughtfully arranged to encourage both connection and effortless entertaining, it provides a stunning backdrop for everything from intimate family moments to elegant soirées.

Complementing the principal living spaces are a well-appointed utility room, guest WC and an exceptionally practical boot room with fitted cloaks storage, ensuring the home remains as functional as it is beautiful.

A striking staircase ascends gracefully to the first floor.

First Floor

The first-floor accommodation offers an exquisite collection of generously proportioned bedrooms, each thoughtfully designed to provide luxurious comfort and privacy. Bedroom Two is an elegant and indulgent suite, complete with a spacious walk-in dressing room and a spectacular ensuite bathroom. Contemporary in its design and immaculate in its execution, the space is enveloped in concrete-effect grey porcelain tiles that create a sense of seamless sophistication. A sculptural freestanding white acrylic bath takes centre stage, perfectly complemented by an innovative double-trough ceramic washbasin that offers both practicality and striking visual appeal. A generous separate walk-in shower, twin basins and recessed LED spotlights complete this beautifully composed sanctuary of calm and refinement. Overlooking the rear garden, Bedroom Three enjoys a peaceful setting and is enhanced by its own walk-in dressing room and luxurious ensuite shower room, creating a wonderfully private retreat. A further beautifully appointed bedroom also enjoys views across the landscaped rear garden and benefits from a walk-in dressing room and ensuite shower room, offering exceptional guest or family accommodation. Bedrooms Four and Five overlook the elegant frontage of the home, both enjoying dual-aspect windows that bathe the rooms in natural light whilst enhancing their sense of scale and openness.

The family bathroom has been masterfully designed to deliver a spa-inspired experience, where contemporary minimalism meets tactile luxury. Matte black fixtures provide striking contrast against pristine white porcelain, whilst textured geometric wall tiles introduce subtle depth and architectural interest. A floating charcoal-grey vanity unit offers sleek, handle-less storage beneath an illuminated backlit mirror, while a deep freestanding soaking bath invites moments of complete relaxation. Completing this exquisite space is a curved glass-enclosed walk-in shower, a wall-mounted WC and large-format stone flooring that grounds the room with understated elegance. A beautifully illuminated staircase, crowned by a skylight overhead, leads to the remarkable principal suite occupying the entire second floor.

Second Floor – The Principal Suite

Dedicated entirely to the principal bedroom suite, the second floor offers a truly exceptional sanctuary reminiscent of a world-class luxury hotel. Designed as a private retreat, this extraordinary level effortlessly combines scale, light and bespoke craftsmanship to create an environment of uncompromising refinement. The magnificent principal bedroom is bathed in natural light from three skylights, creating an uplifting sense of openness and tranquillity. Beyond lies an elegant sitting room and an extraordinarily generous dressing room, illuminated by four additional skylights that flood the space with soft daylight throughout the day.

Completing this sumptuous suite is an opulent ensuite bathroom of truly bespoke proportions. Designed as a sensory experience, dramatic architectural ceilings frame expansive porcelain marble surfaces adorned with striking grey veining, whilst warm gold metallic accents introduce richness and timeless glamour throughout.

A sculptural freestanding bath provides a luxurious focal point, perfectly complemented by a seamless matte ebony double vanity featuring minimalist gold detailing and twin undermount basins. The glass-enclosed wet room offers a fully immersive rainfall shower experience beneath exquisite gold-trimmed fittings, while heated sculptural towel rails provide an additional touch of everyday indulgence. Carefully considered lighting softly illuminates the flawless finishes, enhancing both atmosphere and architectural form. This remarkable principal suite delivers an unparalleled sense of privacy, luxury and serenity.

Gardens & Grounds

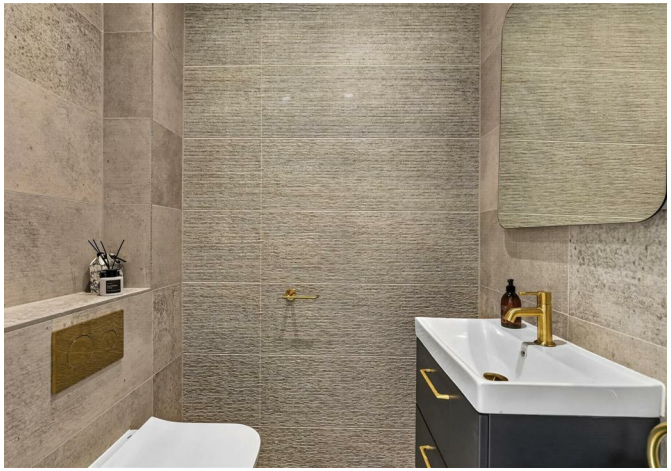
The home's commanding frontage perfectly balances contemporary design with timeless architectural elegance, creating an immediate impression of distinction and exclusivity. Crafted in premium red brick, the striking façade is enhanced by sharp modern gables and elegant stone-coloured vertical panels that visually elevate the architecture whilst beautifully framing the expansive glazing. High-specification dark-framed windows and a matching central entrance door provide sophisticated contrast against the warm brickwork, while the symmetrical twin-gabled design lends the property a stately and commanding presence.

An elegant low-level boundary wall constructed from matching brickwork enhances the exceptional kerb appeal, whilst the expansive forecourt offers generous off-street parking. A substantial detached double garage with contemporary shutter doors integrates seamlessly with the principal residence, and thoughtfully designed decorative slate beds provide a refined, low-maintenance finishing touch. To the rear, the gardens have been conceived as a sleek contemporary sanctuary that effortlessly blurs the boundaries between indoor and outdoor living. A striking red-brick extension, finished with modern dark grey roofing and dramatic glazed apex detailing, creates a connection between the home and its private surroundings. Expansive bifold doors open directly onto a beautifully designed entertaining terrace, inviting natural light deep into the living spaces beyond. Immediately outside, a generous light-grey paved patio offers the perfect setting for morning coffee, leisurely afternoons or elegant evening entertaining. Positioned at a stylish angle to the house, a contemporary dark-grey deck creates an intimate outdoor dining space designed to be enjoyed throughout the seasons. Beyond the entertaining terraces, the garden unfolds into an unexpectedly expansive wedge-shaped lawn that gently tapers as it extends deep into the plot, creating a wonderful sense of scale and privacy. Manicured hedging frames the immediate landscape, whilst towering mature trees and established planting at the far boundary provide an exceptional degree of seclusion, screening neighbouring properties and creating a tranquil natural backdrop. Completing this idyllic setting, contemporary light-coloured timber fencing follows the graceful contours of the garden's angled boundaries, ensuring every aspect of this exceptional outdoor space feels as thoughtfully considered as the remarkable home it accompanies.

A home of extraordinary quality and architectural distinction, this exceptional residence represents the very finest in contemporary luxury living, where every detail has been carefully curated to deliver an uncompromising lifestyle of elegance, comfort and sophistication.

Distances

Sutton Coldfield town centre 2 miles
Lichfield 9 miles
Birmingham 9 miles
Birmingham International/NEC 14 miles
M6 Toll 4 miles
(Distances approximate)









Directions from Aston Knowles

From Aston Knowles, leave the High Street and head towards Maney Corner, then continue onto Birmingham Road (A5127). Follow signs towards Four Oaks and continue along the A5127. Turn onto Lichfield Road (A461), then follow the signs towards Streetly/College Road area. Continue towards Carlton Close, and turn into the development. Follow Carlton Close until you reach the property along this road.

Terms

Tenure: Freehold
Local authority: Birmingham City Council
Tax band: TBC
Average area broadband speed: 67 Mbps

Services

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

Fixtures and Fittings

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

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

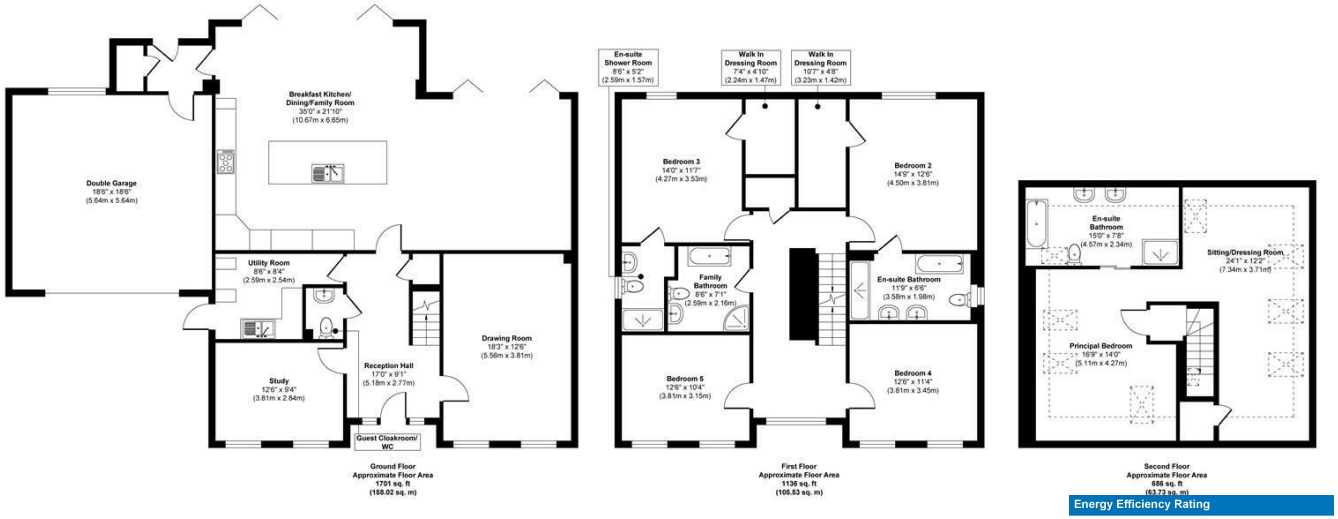
Photographs taken: July 2026
Particulars prepared: July 2026

Buyer Identity Verification Fee

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.

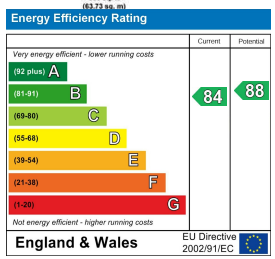
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Royal Gardens



Approx. Gross Internal Floor Area 3523 sq. ft / 327.28 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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