116 LICHFIELD ROAD
SUTTON COLDFIELD
B74 2TA

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Contemporary Living, Reimagined

A luxurious newly built home extending to approx. 4,445 sq ft, arranged over three expansive floors and crafted to an exceptional standard.

Lichfield House offers a bold architectural presence, with striking full-height glazing, a statement entrance, and refined interiors throughout. From the double island kitchen and bespoke media walls to the grand principal suite and dressing room, this home effortlessly blends style, space, and substance.

* Five generous double bedrooms
* Five beautifully appointed bathrooms, including a stunning top-floor principal suite
* Bespoke kitchen/dining space with quartz finishes, show stopping island, separate spice kitchen media walls and designer lighting
* Thoughtfully designed reception rooms including formal lounge, family snug, study & playroom
* Luxury fitted dressing rooms with integrated lighting and tailored cabinetry
* Private driveway, integral garage, and enclosed rear garden

A rare opportunity to rent a landmark new home in a sought-after Four Oaks location, just moments from Sutton Park and leading local schools.

EPC rating: B

Approximate total floor area: 4,445 Sq.Ft / 412.9 Sq.M

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
The property is situated close to Sutton Coldfield town centre, Sutton Coldfield train station, and the shops and restaurants that the town has to offer. In nearby Mere Green there is an M&S Foodhall and a large Sainsbury's supermarket together with an array of restaurants and coffee shops in Mulberry Walk.

Located near to Sutton Park, one of Europe's largest urban parks with opportunities for golf, walking and a range of other outdoor activities.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC. The property is only a ten-minute walk away from Four Oaks station which provides direct access to Birmingham New Street from which trains to the rest of the country are easily accessed.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Holland House Junior School, St Joseph's Primary School and Plantsbrook School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Distances
Sutton Coldfield town centre 1.4 miles
Birmingham 8.9 miles
Lichfield 8.1 miles
Birmingham International/NEC 17.3 miles
M6 (J6) 7.7 miles
(Distances approximate)

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 at the end of the text.

Description
This newly constructed luxury residence offers an exceptional standard of living in the heart of Sutton Coldfield. Spanning 4,445 sq. ft, this five-bedroom, five-bathroom home has been designed with precision and sophistication, perfectly balancing scale, flow and functionality across three spacious floors.

Upon entry, a striking hallway with a contemporary oak staircase and glass balustrading immediately sets the tone, leading through to a selection of well-planned and beautifully executed reception spaces. The formal lounge features a fully integrated media wall with display shelving, inset ambient lighting and a sleek feature fireplace – creating the ideal environment for entertaining or relaxing.

A second snug or family room also features a media wall with stylish cabinetry, while the study offers an elegant and fully fitted workspace, designed with extensive built-in storage and desk areas – ideal for modern home working. A further reception room to the rear provides the perfect breakout space, whether as a playroom, home cinema or games room.
The true heart of the home is the impressive kitchen/dining room – a striking contemporary space finished in deep graphite cabinetry, with premium white and gold-veined quartz surfaces, central island and pendant lighting. The kitchen boasts a full suite of integrated appliances, including three ovens, a gas hob, wine cooler, dishwasher and built-in fridge/freezer. Skylights and glazed doors leading out to the terrace flood the room with natural light. A separate spice kitchen offers additional functionality for busy family life or entertaining, complete with its own hob, sink and matching finishes.

To the first floor are four generous double bedrooms, all with en suite facilities. Bedrooms two, three and four benefit from dedicated dressing rooms fitted with custom wardrobes and integrated lighting, while bedroom five offers built-in cabinetry and a dressing area that mirrors the luxurious feel found throughout.

The entire second floor is dedicated to an indulgent principal suite, complete with a vast bedroom, contemporary en suite bathroom featuring freestanding bath, twin sinks and walk-in shower, and a spectacular dressing room with centre island, ambient lighting and bespoke wardrobes – a standout space that elevates the entire home.

Externally, the property is approached via a private driveway with ample off-road parking and access to an integral garage. The rear garden is laid mainly to lawn with a large patio terrace and enjoys excellent privacy – perfect for families and entertaining.

Ideally located within walking distance of Sutton Park, excellent schools, and the amenities of Sutton Coldfield town centre, Lichfield House also benefits from convenient transport links to Birmingham city centre and beyond.

A rare opportunity to purchase a brand-new, high-specification home of this scale and standard – early viewing is strongly advised.

Directions
From the agents High Street office take the Lichfield Road out of Sutton Coldfield town centre towards Four Oaks. Continue onto Lichfield Road. The property can be found on the right-hand side.

Terms
Tenure: Freehold
Local Authority: Birmingham City Council, 0121 303 1111
Tax Band: G

Average area broadband speed: 362Mbs Hybrid

Viewings
All viewings are strictly by prior appointment through Aston Knowles Sutton Coldfield (0121 362 7878).

Disclaimer - Important Notice
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 price.

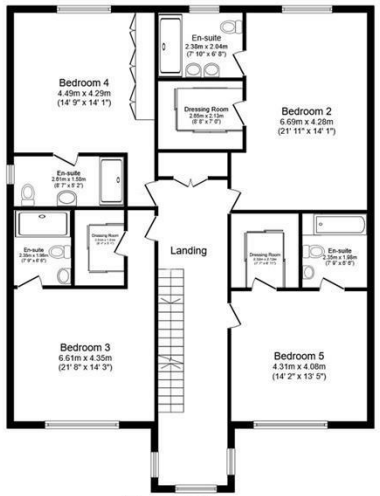
Photographs taken June 2025
Particulars prepared June 2025

ASTON KNOWLES

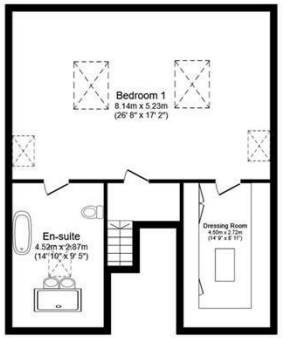
116 Lichfield Road, Sutton Coldfield B74 2TA

Total floor area: 412.9 sq.m. (4,445 sq.ft.)

Ground Floor
Floor area 194.8 sq.m. (2,097 sq.ft.)

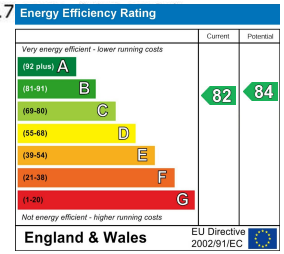


First Floor
Floor area 145.4 sq.m. (1,565 sq.ft.)



Second Floor
Floor area 72.7

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 importance 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.

8 High Street, Sutton Coldfield, B72 1XA
0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com