

40 NEWICK AVENUE
SUTTON COLDFIELD
B74 3DA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional gated five-bedroom family home, beautifully set back from Newick Avenue, boasting a stunning rear garden which is of an 0.75 acre. This property also features the added luxury of a detached double garage, offering both convenience and elegance.

Ground Floor:

Entrance Hall
Drawing Room
Dining Room
Kitchen
Utility
Family Room
Study
WC

First Floor:

Landing
Principal bedroom with dressing and en suite
Second Bedroom with en suite
Three further bedrooms
Well appointed family bathroom

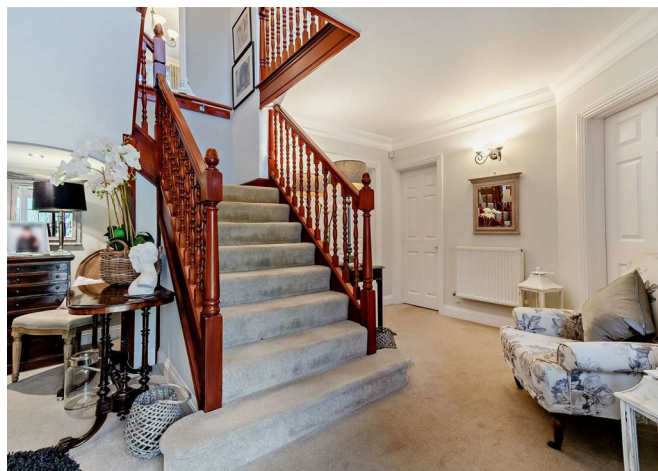
Garden and Grounds:

Gated entry
Detached double garage
Block paved driveway
Rear garden with patio space, lawned area and 'secret garden' - 0.75 acre

Approximate Gross Internal Area: 3,410 sq ft (317 sq m)

EPC Rating: C

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 on the cusp of the prestigious Little Aston Park estate. Little Aston is home to the highly regarded Little Aston Golf Club and some of the finest houses in the West Midlands.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green there are M&S, and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Sutton Park, one of Europe's largest urban parks, is just a few minutes' walk from the property and offers great scope for walking, cycling, golf and a variety of outdoor pursuits.

Birmingham and the M6 Toll is in close proximity, giving fast access to the M6 and M42. Conveniently accessible train stations, including Butlers Lane and Four Oaks, facilitate travel. Lichfield Trent Valley station, reachable from these points, provides a direct route to London and connects to Birmingham's New Street Station.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

DESCRIPTION OF PROPERTY

40 Newick Avenue presents an exceptional opportunity to live in one of the most highly regarded roads in Little Aston, where the property occupies an enviable position. Whilst presented in exceptionally maintained condition it provides discerning buyers with a fantastic opportunity to modernise should they so wish.

Welcome to this stunning home, where elegance meets functionality from the moment you step through the grand double doors. The spacious entry hall greets you, with a striking staircase leading to the first floor. Ample storage space is cleverly designed to accommodate coats and shoes, with a convenient guest WC nearby.

At the front of the home, a generously sized study with an impressive bay window creates a serene workspace perfect for productive work-from-home days.

The property boasts three exquisite reception rooms. The formal dining room, ideal for hosting special family gatherings, exudes grandeur with its double doors and provides easy access to the kitchen for seamless serving.

The drawing room, overlooking the picturesque rear garden, offers a tranquil retreat at the end of the day. Its charming fireplace enhances the cozy atmosphere, making it the perfect spot to unwind, especially on chilly evenings.

The heart of this home is its beautifully designed kitchen and family area, offering both style and functionality. The kitchen features an informal dining space, abundant storage, and a central island for additional prep work. High-end integrated appliances include a dishwasher, oven, combined microwave/oven, warming drawer, grill, induction hob, and extractor fan. French doors open out onto the garden patio, perfect for outdoor dining.

The adjoining family room is a bright, welcoming space, bathed in natural light with large windows offering serene views of the garden, making it the ideal spot for relaxation.

A practical utility room provides space for a washing machine, dryer, and sink, along with additional workspace for laundry needs.

Upstairs, the first-floor landing is flooded with natural light from a Juliet balcony at the front. The principal bedroom, the largest of the five, boasts fitted wardrobes and a luxurious en suite, complete with both a bath and shower. The neutral color palette creates a calming atmosphere, ensuring a restful retreat.

Bedrooms 2 and 3, both overlooking the rear garden, feature ample fitted storage. Bedroom 2 also enjoys its own private en suite, making it perfect for guests.

Bedrooms 4 and 5 are located at the front of the property, each with charming bay windows offering lovely views.

The newly refitted family bathroom is a showstopper, featuring a classic white suite, a separate shower, and a striking standalone bath, adding a touch of luxury and elegance to the space.

GARDENS & GROUNDS

Arrive at this beautiful gated property via a private tarmac road that leads to an inviting block-paved driveway, offering ample parking space and access to a detached double garage with electric up-and-over doors. The front of the home is graced by a well-kept lawn, with tasteful planting that creates a charming and welcoming approach. Surrounded by mature trees and hedging, the property enjoys complete privacy and a tranquil setting.

The secluded rear garden mirrors the front with its lush lawn, mature trees, and hedging, making it an ideal retreat for relaxation. A spacious patio provides the perfect spot for alfresco dining and entertaining family and friends. Garden enthusiasts will appreciate the convenient garden store for tools and equipment.

A delightful bonus is the "secret garden," an additional plot purchased by the current owners. This enchanting space is perfect for young children to explore, adding a sense of adventure and extra outdoor enjoyment to the property.

DIRECTIONS

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.

DISTANCES

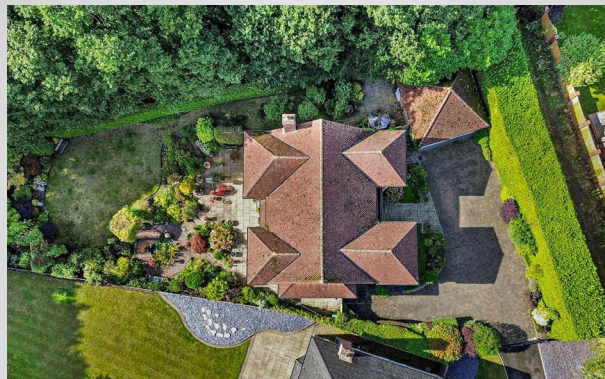
Streetly village 0.5 mile, Sutton Coldfield 3 miles, Lichfield 9 miles, Birmingham 9 miles, Birmingham International/NEC 16 miles M6 Toll (T5) 5 miles, M6 (J7) 5 miles (distances approximate).

SERVICES

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



Newick Avenue, Sutton Coldfield
 Approximate Gross Internal Area
 Main House = 2876 Sq Ft/267 Sq M
 Garage = 353 Sq Ft/33 Sq M
 Summer House & Store = 181 Sq Ft/17 Sq M
 Balcony external area = 27 Sq Ft/3 Sq M
 Total = 3410 Sq Ft/317 Sq M



TERMS

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

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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

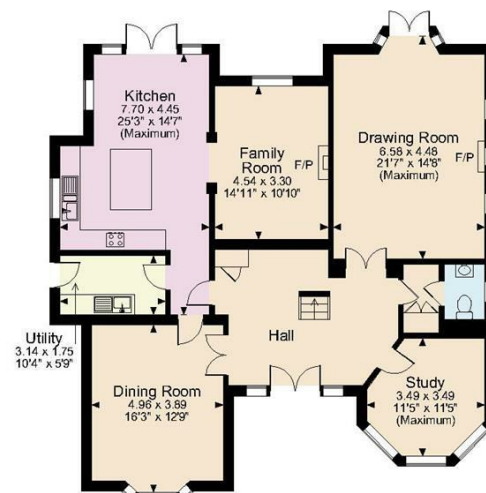
DISCLAIMER - IMPORTANT NOTICE

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 sale.

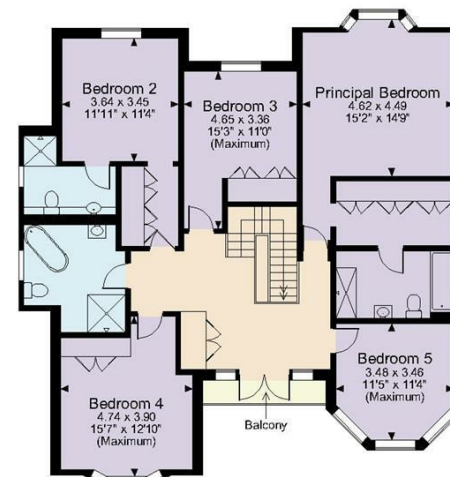
Photographs taken: September 2024
 Particulars prepared: September 2024

Buyer Identity Verification Fee

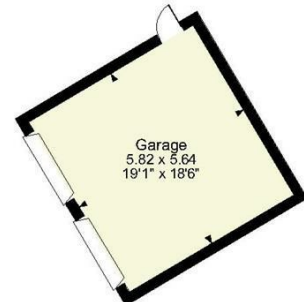
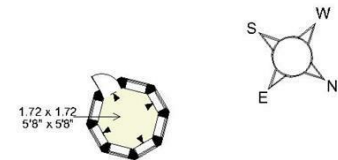
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			

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8 High Street, Sutton Coldfield, B72 1XA

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