

118 LICHFIELD ROAD
SUTTON COLDFIELD
B74 2TA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An Architectural Triumph

An exquisite home, extending to approx. 4,400 sq ft, arranged over three impressive floors and finished to the highest specification, now available for viewings.

From the striking architectural frontage with full-height glazing and feature lighting, to the meticulous interiors boasting Italian marble finishes, designer fittings, and bespoke dressing rooms – these properties embody contemporary luxury.

- Five spacious double bedrooms
- Five stunning bathrooms, including two indulgent principal en suites
- Showstopping kitchen/dining/living spaces with statement island, hidden spice kitchen, media walls and designer lighting
- Multiple reception rooms, ideal for family living & entertaining
- Dressing rooms worthy of a boutique hotel
- Private gated driveway, integral garage, and landscaped setting

Whether you're seeking a statement family home or simply appreciate refined, modern living – this is a rare chance to secure one of the finest homes currently available in Four Oaks.

EPC rating: B

Approximate total floor area: 4434 Sq.Ft or 411.9 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

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)

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Description

This newly constructed luxury residence offers an exceptional standard of living. Spanning over 4,400 sq.ft, this outstanding five-bedroom, five-bathroom home has been thoughtfully designed for modern family life, combining expansive accommodation with elegant interior finishes and premium specification throughout.

The ground floor is introduced by a grand entrance hall and benefits from underfloor heating, controlled by individual Heatmiser temperature panels in every room. A range of stylish and versatile reception rooms includes a formal lounge featuring bespoke wall-mounted cabinetry by Build My Space, integrated ambient lighting, and a striking feature fireplace by Great British Fires – the ideal setting for relaxed evenings and entertaining guests. There's also a second media/family room and a beautifully appointed study – both fitted with luxury media walls and custom cabinetry – while a formal dining room accessed via critall doors completes the ground floor reception rooms.

At the heart of the home lies the showstopping kitchen/dining room – a sleek and contemporary space finished to the highest standard. The bold contrast of matte black cabinetry and polished gold-veined quartz worktops makes an immediate impression, with twin islands providing abundant workspace and an extended breakfast bar for socialising. A full suite of NEFF integrated

appliances includes three built-in ovens, gas hob, wine cooler, and built-in fridge/freezer, all set beneath elegant pendant lighting and a large overhead skylight that floods the room with natural light. A separate spice kitchen with complementary finishes and its own hob and sink offers practical support for daily cooking and entertaining on a larger scale.

Upstairs, the first floor hosts four generous double bedrooms, each with access to en suite bath or shower rooms finished with premium Porcelanosa tiling. Three of the bedrooms benefit from their own bespoke dressing rooms, fitted with luxurious storage systems, ambient lighting, and sleek contemporary finishes. The fourth bedroom is equally impressive, featuring a range of beautifully crafted fitted furniture including a vanity area and integrated shelving. Every bedroom is further enhanced by its own bespoke interior-designed headboard for a refined finish.

The second floor is entirely dedicated to a sumptuous principal suite – an expansive bedroom with roof lights and bespoke headboard detail, a luxurious en suite bathroom featuring twin sinks, freestanding bath and walk-in shower with backlit niche, and an exceptional bespoke dressing room complete with island, inset lighting, and full wall mirrors – a true standout feature of the home.

Throughout the property, attention to detail is exceptional – with flush casement windows, Cat 6 data cabling, and a comprehensive CCTV and alarm system for added peace of mind. Outside, automated gates open onto a block-paved driveway offering ample off-street parking and access to the integral garage. The rear garden is laid mainly to lawn and features a porcelain-tiled patio area perfect for summer dining and entertaining.

Located within walking distance of Sutton Park and a range of local amenities, this remarkable home also benefits from easy access to excellent schools, transport links, and the vibrant centres of Sutton Coldfield and Birmingham.

This is a rare opportunity to acquire a newly built, high-specification home in a premium setting – early viewing is highly recommended.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included in the price. All others are specifically excluded but may be available by separate arrangement.

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: 362Mbps 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 May 2025
Particulars prepared May 2025

Buyer Identity Verification Fee

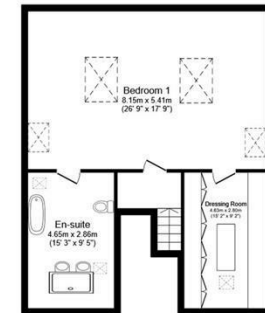
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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
Floor area 194.8 sq.m. (2,097 sq.ft.)

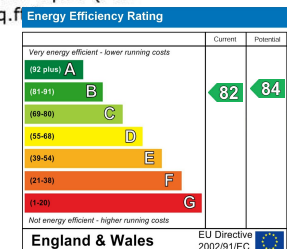


First Floor
Floor area 145.4 sq.m. (1,565 sq.ft.)



Second Floor
Floor area 71.7 sq.m. (772 sq.ft.)

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).



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