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VALUATIONS  
**ACRES**  
323 3088

40 NEWICK AVENUE, LITTLE ASTON PARK, B74 3DA

## AUCTION GUIDE - £990,000

Newick Avenue is renowned for its tree lined streets, leafy surroundings, and sense of community, Little Aston combines the tranquility of village life with convenient access to nearby urban centres. The area also offers a wealth of recreational facilities, including golf clubs, tennis clubs, and parks, making it ideal for families and outdoor enthusiasts. For everyday needs, Little Aston provides a range of local shops, cafes, and restaurants, while nearby Sutton Coldfield, Lichfield, and Birmingham city centres are easily accessible, offering more extensive shopping, cultural, and leisure amenities. Commuters enjoy excellent road links, with the A38 and M6 providing swift access to Birmingham, Staffordshire, and beyond, while local rail connections further enhance travel options.

Set behind private electric gates on the prestigious and highly sought after Little Aston Park, this outstanding five bedroomed detached family home, offers an exceptional standard of accommodation, combining elegance, comfort, and versatility throughout. Beautifully presented and thoughtfully designed, the property provides an ideal setting for family life and entertaining alike — featuring an impressive lounge, formal dining room, and a dedicated study, perfect for those working from home.

The heart of the home is the stunning open plan breakfast kitchen with a snug off, creating a warm and inviting space for day-to-day living. Upstairs, five generous double bedrooms are complemented by two stylish en-suites and a luxurious family bathroom, providing both space and sophistication. Enjoying a peaceful treelined aspect and a high degree of privacy, this home occupies one of Little Aston's most desirable addresses, offering a rare opportunity to secure a property of true distinction in a prime residential setting.

Set back from the roadway behind private gates, occupying a corner position with fore garden and multi-vehicle, block paved driveway, access to the property is gained via a canopy porch with double doors opening to:

**RECEPTION HALL:** Two obscure double glazed windows to front, central staircase off, large useful storage cupboard and storage area, radiator, doors off to:

**GUEST CLOAKROOM/WC:** Useful storage/cloaks cupboard, door opening into WC with obscure double glazed window to side, low level wc, wash hand basin with vanity unit below, storage/display ledge, tiled walls and floor, chrome ladder style radiator.



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**STUDY:** 11'4" x 11'3" Three double glazed windows to front, radiator.

**DINING ROOM:** 16'8" max / 15'8" min x 12'7" Double glazed bay window to front, door to kitchen, space for large dining table and chairs, radiator.

**LOUNGE:** 21'7" max / 19'7" min x 14'6" Two double glazed windows to front and side, doors to rear, coal effect feature fireplace with stone hearth and surround, two radiators.

**OPEN PLAN KITCHEN/DINER & SNUG:** 25'2" max / 18'6" min x 14'6" max / 11'4" min Two double glazed windows to side, double glazed window and French doors to rear, single bowl stainless steel sink/drainer unit set into granite work surfaces, central island unit with breakfast bar and storage, there is a comprehensive range of high gloss fitted units to both base and wall level including drawers, large storage larder, integrated dishwasher, fitted combination microwave oven and grill, plate warmer, Neff induction hob, space for six seater dining table and chairs, tiled flooring throughout, two radiators, archway opening to **SNUG:** 14'8" x 10'8" Double glazed window to rear, log burning stove with marble hearth and decorative surround, radiator.

**UTILITY:** 11'2" x 5'7" Double glazed door to side, stainless steel sink/drainer unit set into matching granite work surfaces, fitted units to base and wall level, plumbing and space for washing machine and dryer, space for fridge/freezer, tiled flooring, radiator.

**STAIRS TO GALLERIED LANDING:** Having seating area with two double glazed windows and double doors to a balcony, large double storage cupboard, radiator, doors off to:

**BEDROOM ONE:** 15'6" max / 14' min x 14' Double glazed bay window to rear, radiator. **Dressing Area** being 11'4" x 4'5" having double glazed window to side, three double built-in wardrobes, radiator, opening to:

**EN-SUITE BATHROOM:** 11'9" x 6'5" Obscure double glazed window to side, renewed suite comprising bath, walk-in shower glazed shower screen and twin shower sprays, tiled walls, wash hand basin with vanity unit below, low level wc, chrome ladder style radiator.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





**BEDROOM TWO:** 20' max / 12' min x 11'3" Double glazed window to rear, two double built-in wardrobes, two radiators, door to:

**EN-SUITE SHOWER ROOM:** 8'9" x 4'7" Obscure double glazed window to side, corner enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit below, display/storage shelf, tiled splash backs, low level wc, radiator.

**BEDROOM THREE:** 14'3" x 12'8" Double glazed window to front, double built-in wardrobe, radiator.

**BEDROOM FOUR:** 15'2" max / 11' min x 11'4" Double glazed window to rear, two double built-in wardrobes, radiator.

**BEDROOM FIVE:** 11'4" x 11'3" Five double glazed windows to front, radiator.

**FAMILY BATHROOM:** 10'4" max / 7'7" min x 9'8" max / 6'5" min Obscure double glazed window to side with fitted shutters, being recently re-fitted suite comprises freestanding bath with corner shower cubicle having glazed shower screen, wash hand basin with decorative vanity unit below, low level wc, part tiled walls, feature wall, tiled flooring, cylinder radiator.

**DOUBLE GARAGE:** 19' x 18'6" Twin electric garage doors to front, door to side (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Being separated into three areas, with pebble seating area and patio, surround by a variety of mature shrubs, bushes and trees, 'secret garden' with summerhouse 8'3" x 8'3" having glazed doors, the garden wraps around the property and offers access to additional wooded area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



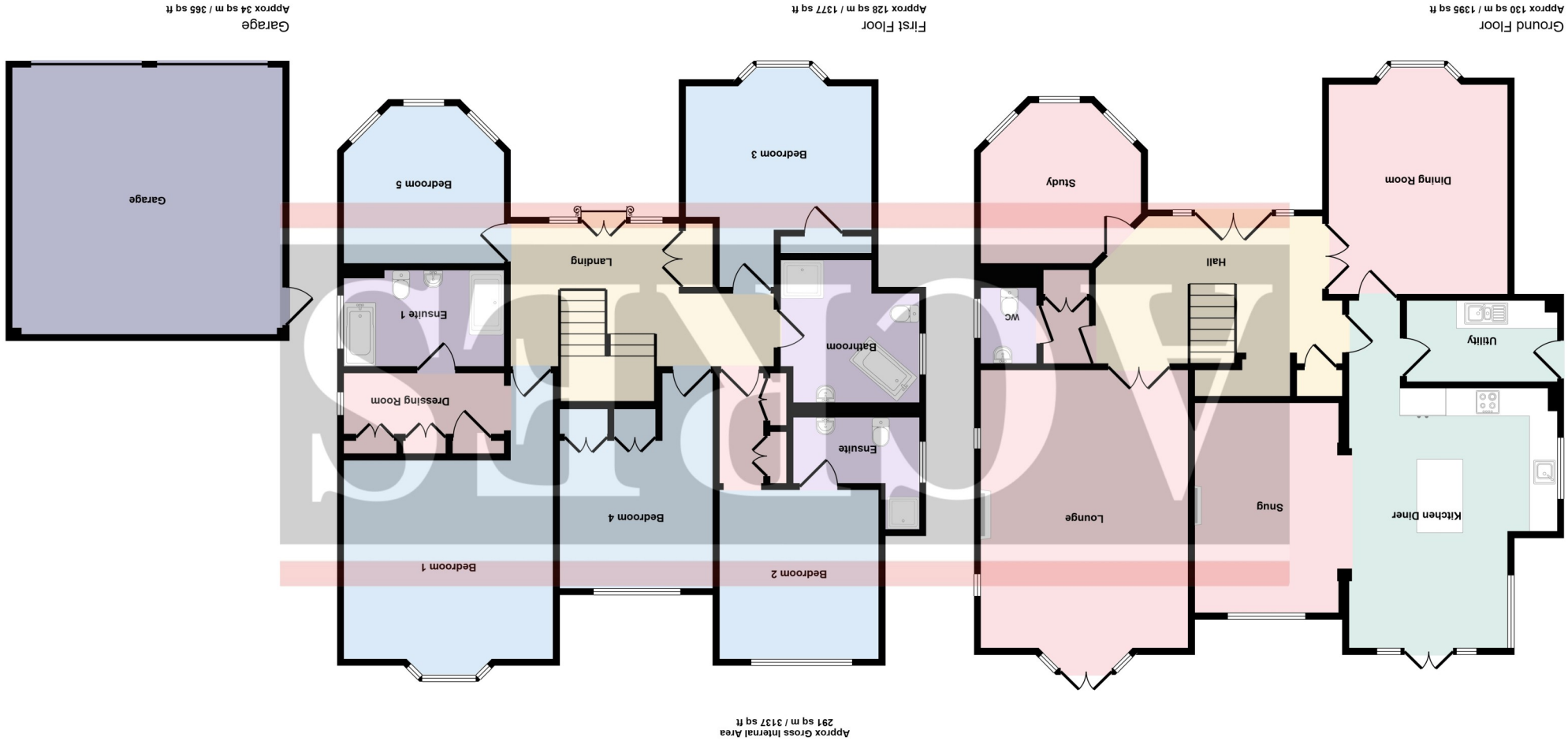
Council Tax Band: G



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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.

We have not tested any apparatus, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.



Ground Floor  
Approx 130 sq m / 1395 sq ft

First Floor  
Approx 128 sq m / 1377 sq ft

Garage  
Approx 34 sq m / 365 sq ft

Approx Gross Internal Area  
291 sq m / 3137 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shappy 580.