

**Fairfield House, Keepers Road, Little Aston Park,
Sutton Coldfield, B74 3AX**

Price on Application



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Estate House, 1st Floor, 4-6 High Street,
Sutton Coldfield, B72 1XA
t: 0121 354 9229
f: 0121 354 1516
e: enquiries@quantrills.co.uk





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*Impressive Reception Hall, *Guest Cloakroom, *Large Landing with Seating Area, *Five Bedrooms, *Five En-suites, *6th Bedroom/Study, *Drawing Room, *Sitting Room, *Expensively Fitted Breakfast/Kitchen with Dining Area, *Family Room, *Dining Room, *Utility, *Double Garage, *Mature Landscaped Gardens.

AN EXCEPTIONAL NEW SIX BEDROOM FAMILY RESIDENCE APPROACHING 6,000 SQFT AND OCCUPYING A DELIGHTFUL MATURE SETTING IN PRIVATE LANDSCAPED GARDENS OF 1/2 ACRE.

Fairfield House occupies one of the finest residential locations in the region situated in the heart of the exclusive Little Aston Park renowned for its private rhododendron lined roads and the championship Golf Course. All amenities are available including local shops at Streetly Village, schools for all ages both private and state controlled, cross city rail services from Blake Street and the nearby Sutton Park.

Built by award winning Firstpost Homes who have established an enviable reputation for building high quality individual family residences in exclusive locations, Fairfield House stands well back behind a deep mature foregarden with extensive frontage and is approached by a sweeping electrically gated driveway flanked by lawns.

Most impressive in appearance with attractive double fronted elevations the property incorporates an exceptional specification and internal finish which includes the extensive use of natural materials and the very latest striking luxury features.

Kitchen / Breakfast / Family: Individually designed fitted kitchen with a fully integrated range of contemporary units designed units and appliances.

2 Neff built in ovens with warmer drawers

Induction hob

Neff stainless steel extractor fan

Neff microwave combination oven

Coffee centre

Dishwasher

Wine cooler

Neff American Style Fridge / Freezer

Double Franke Stainless Steel under-mounted sink & mixer tap

Silestone Quartz worktops

Under & over cupboard & LED plinth lighting

Porcelain tiled floors

Utility: Matching contemporary units

Silestone Quartz worktops

Integrated washer machine & tumble dryer

Double recessed stainless steel sink

Wall mounted boiler

Guest Cloakroom / Ensuites / Bathroom: Fitted with superb Utopia Furniture

Chrome taps

Half Tiled walls

Fully tiled shower cubicles and wet rooms which are thermostatically controlled

Chrome tower rails to Ensuite 1 / Ensuite 2 / Ensuite 3

Impressive Reception Hall: Solid Oak Staircase leading to a magnificent gallery landing

Karndean flooring

Large cloaks cupboard

Additional built in cupboard

Electrical: LED ceiling lighting to Hall, Gallery Landing, kitchen, Family Room, Bathroom, Ensuites and cloakroom

Electrically operated Garage doors

Chrome sockets and light switches throughout

Drawing Room: Contemporary Portuguese Limestone Fireplace with high efficiency inset camp fire logs gas fire

Sitting Room: Contemporary White Marble Fireplace with high efficiency inset gas fire with marble effect

Heating: Under floor heating to Ground Floor & First Floor to have radiators with individual thermostatic valves

Satellite & Cable Networks: This includes wiring for audio network system.

Cabled for freeview, skyhd+, smart tv and bt phone points, E-internet and data internet points

HDMI distribution and multi room audio distribution and terrestrial

Skylink leads installed so that other rooms are capable of viewing sky

Security: Fitted with intruder alarm system

Front & Rear Flood lamps

Coach lamps are fitted to the front, side and rear of property

General: All reception rooms and bedrooms have coving

Deep moulded skirting boards and architrave

All bedrooms come with walk in wardrobes and/or wardrobes

Outside: There is a gated entrance which is electrically remote controlled.

External coach lamps fitted to front, side and rear of the property

Paths and patios and terrace are laid with riven slabs. The spacious driveway is brick paved to a double bay garage

Front and rear gardens are landscaped and turfed, with mature trees.

Outside tap

Reception Hall 28' max x 18'

Guest Cloakroom 7'x 5'

Landing with Seating Area 28' x 23' max

Master Bedroom 21' x 16'

Walk in Wardrobe 9' x 6'

Walk in Wardrobe 6' x 5'

En-suite Bathroom 15' x 8'

Bedroom Two 18' x 14'

Walk in Wardrobe 8' x 7'

En-suite Bathroom 10' x 8'





Bedroom Three 15' x 14'
Walk in Wardrobe 6' x 4'
En-suite Bathroom 9' x 7'

Bedroom Four 14' x 13'
Walk in Wardrobe 6' x 4'
En-suite Bathroom 8' x 6'

Bedroom Five 10' x 10'
En-suite Shower Room 6' x 6'

6th Bedroom/Study 13' x 10'

Drawing Room 34' into bay x 14'

Sitting Room 22' into bay x 14'

Breakfast/Kitchen with Dining Area 39' x 14'6"


Family Room 21' 19'

Dining Room 18' x 14'

Utility 9' x 7'

Double Garage

Energy Performance Certificate



Fieldier House, Keepers Road, SUTTON COLDFIELD, B74 3AX

Dwelling type: Detached house	Reference number: 8107-3064-6339-5697-4763
Date of assessment: 16 March 2016	Type of assessment: SAP, new dwelling
Date of certificate: 16 March 2016	Total floor area: 475 m ²

Use this document to:

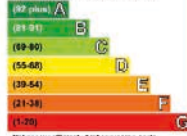
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,119
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 444 over 3 years	Not applicable
Heating	£ 3,264 over 3 years	£ 3,264 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 4,119	£ 4,119	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p>  <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">87</td> <td style="text-align: center;">89</td> </tr> </table>	Current	Potential	87	89	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
87	89					

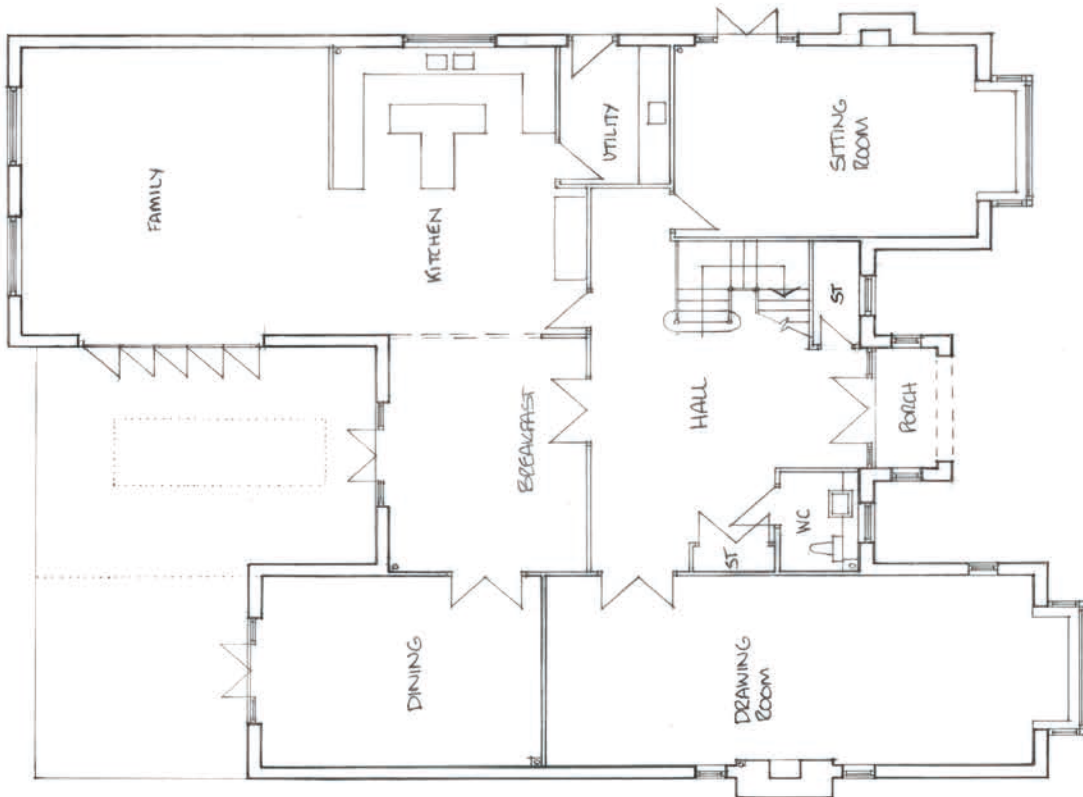
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 795





FIRST FLOOR PLAN



GROUND FLOOR PLAN

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