

THE WILLOWS, 8 STONEHOUSE DRIVE
SUTTON COLDFIELD
B74 3AL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

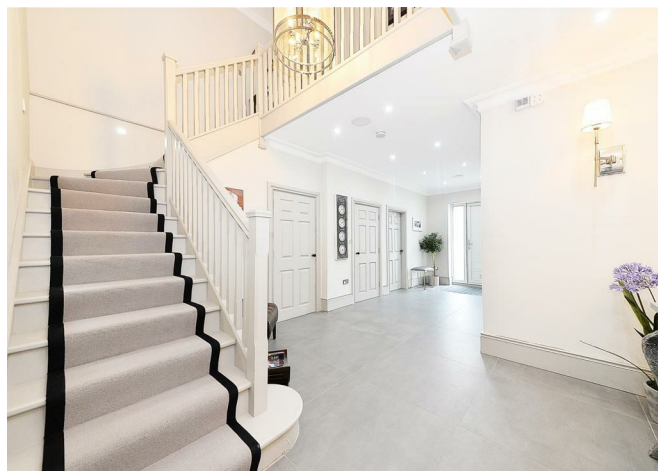
A beautiful contemporary five-bedroom family home located on the prestigious Little Aston Park, featuring spacious living accommodation and with full planning permission for a double-storey extension to the side of the house.

Ground floor: reception hall, drawing room, dining room, kitchen/breakfast/family room, cinema room, guest cloakroom.

First floor: master bedroom with en-suite shower room and walk-in wardrobe, guest bedroom with en-suite shower room and walk-in wardrobe, bedroom three with en-suite bathroom and walk-in wardrobe, bedroom four with en-suite shower room, bedroom five, family bathroom, laundry room.

Outside: private gravel driveway, integral double garage, storeroom, gym, gardener's WC, mature gardens

Total approximate floor area TBC. 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

Approached via Roman Road, the property is set back from the road on an attractive and sizeable plot. The private estate of Little Aston Park comprises of some of the finest houses within the West Midlands and is home to the highly regarded Little Aston Golf Club.

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 Waitrose and Sainsburys supermarkets and in Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 8 miles distant and the M6 Toll (T5) is just 5 miles away giving fast access to the M6 and M42.

Distances

Streetly village ¾ mile
Sutton Coldfield town centre 3 miles
Lichfield 7 miles
Birmingham 8 miles
Birmingham International/NEC 16 miles
M6 Toll (T5) 5 miles
M6 (J7) 6 miles
M42 (J9) 10 miles
(Distances approximate)

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Description of Property

This stunning five-bedroom family home is accessed via the gravel driveway. Wonderfully presented, the home makes an incredible first impression. The front door opens up into the impressive reception hallway. A guest cloakroom is located here as well as a spacious storage cupboard, and the garage can also be accessed from the hallway.

Double doors to the left lead into the drawing/dining room. This beautiful open plan space cleverly separates the lounge and dining area with a partial wall in the middle of the room featuring a contemporary fireplace, while maintaining the flow of the room and allowing natural light to fill the space. A box bay window to the front looks out the front of the property.

Bi-folding doors to the rear open up to the patio area and offer the opportunity to open the space up in warmer weather.

The open plan kitchen/breakfast/family area is truly the heart of the home. The state-of-the-art kitchen features an impressive range of floor and wall units in lovely matte shades and featuring various high-quality built-in appliances such as a full-length fridge/freezer, wine fridge, double oven/grill, and gas hob with extractor hood above. A six-seater kitchen island offers additional work- and storage space as well as space for quick dinners and lengthy weekend brunches. Leading on from here is space for a second dining area and a family area. Flooded by natural light from the various skylights, this is a wonderful space to relax, entertain, and spend time with friends and family. A feature fireplace is located along one wall with handy built-in wood storage nearby.

Various bi-folding doors lead out to the rear patio and the cinema room is easily accessed from here as well.

The spacious master bedroom, located on the first floor, features a walk-in wardrobe and a beautiful en-suite shower room with double shower.

The guest bedroom and third bedroom also feature walk-in wardrobes. The guest bedroom has the benefit of an en-suite shower room and the third bedroom, with rear aspect, features an en-suite bathroom with shower over bath. Bedroom four, currently used as a study, looks out over the rear garden and features an en-suite shower room. The first floor further features a fifth bedroom, a handy laundry room, and a family bathroom.

The property features full planning permission for a double-storey extension to the side of the house (plans available upon request).

Gardens and Grounds

The property benefits from a spacious driveway with ample space for parking, complemented by the integral double garage. The driveway is flanked on both sides by well-maintained lawns and borders as well as two mature and impressive trees.

A gate to the side of the house leads to the side and rear garden. The spacious rear garden features a spacious tiled patio with ample space for an al fresco dining area and a lounge area. The rest of the garden is mainly laid to lawn and features an amazing gym space at the back.

A storeroom and a separate gardener's WC can be accessed from the side of the house.

Services

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





The Willows, Stonehouse Drive, Little Aston Park, Sutton Coldfield, B74 3AL
 Total Area Including All Areas: approx 519 Sq.metres [5,587 Sq.ft]

Fixtures and Fittings

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

Directions

From the centre of Sutton Coldfield take the Lichfield Road (A5127) towards Four Oaks. At the first roundabout take 2nd exit onto the Four Oaks Road (A454). At the traffic lights turn left into Streetly Lane. At the roundabout take the 3rd exit into Roman Road. Stoneho use Drive is the 4th road on the left-hand side.

Terms

Tenure: We are verbally advised that the property is Freehold

Local authority: Lichfield District Council

Tax band: H

Viewings

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

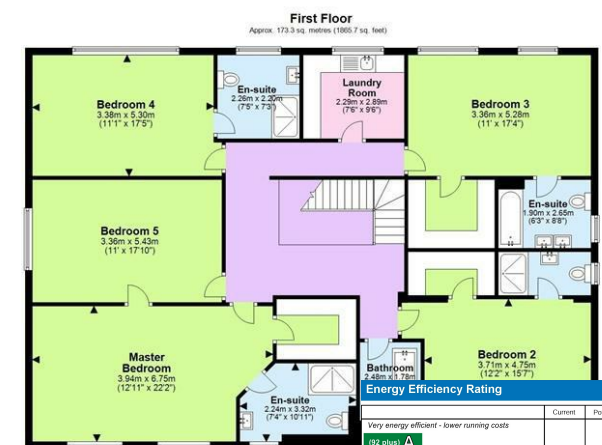
Disclaimer - Important Notice

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 sale.

Photographs taken August 2020
 Particulars prepared August 2020



Disclaimer
 Floorplan for illustrative purposes only
 Measurements approximate and not to scale
 Please check all information prior to decision making
 For more information please contact the agent



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			
EU Directive 2002/91/EC			
		79	82

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