

SUNNINGDALE  
LITTLE ASTON PARK  
SUTTON COLDFIELD  
B74 3AW

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



**An impressive five-bedroom family home set on a sizeable plot with well-presented front and rear gardens and featuring extensive living accommodation.**

## ACCOMMODATION

### Ground floor

- Porch
- Reception hallway
- Drawing room
- Study
- Family room
- Kitchen/breakfast room
- Conservatory
- Utility
- Guest cloakroom

### First floor

- Spacious landing
- Principal bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Bedroom three with en-suite shower room
- Two further bedrooms
- Family bathroom

### Outside

- Detached triple garage
- First-floor games room above garage
- Landscaped front garden
- Mature and landscaped rear garden with patio area
- Private gated driveway

Approximate gross internal floor area TBC

These particulars are intended as a guide only 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.



## DISTANCES

Streetly village 1 mile

Sutton Coldfield town centre 3 miles

Lichfield 7 miles

Birmingham 10 miles

## SITUATION

This wonderful home is situated on Park Drive on the prestigious Little Aston Park. Little Aston Park is known for its impressive rhododendron-lined private roads and is one of the most highly regarded areas in the West Midlands. The property is set back from the road behind private mature front gardens on an attractive and substantial gated plot.

In nearby Mere Green there is 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. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. Little Aston Golf Club is close by. Little Aston is well placed for access to regional centres and the motorway network.

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 Arthur Terry School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

## DESCRIPTION OF PROPERTY

The property is approached from the gated block-paved driveway flanked by a landscaped front lawn. The property has been wonderfully

The property is approached from the privately gated block-paved driveway flanked by a landscaped front lawn. The property has been wonderfully enhanced and is ideal for family living. The porch entrance leads into the impressive reception hallway with sweeping staircase leading up to the first-floor accommodation and guest cloakroom leading off. A study is set overlooking the front of the home.

The drawing room occupies the left wing of the home and offers a beautiful original feature fireplace with exposed brick surround. Double French doors lead out to the rear garden. Adjoining the drawing room is the formal dining room, offering views over the well-presented rear garden.

The hallway opens up into the amazing kitchen/breakfast room with sizeable kitchen offering ample work and storage space as well as a kitchen island and built-in dishwasher. There is ample space for an informal dining area. There is a utility, with space for a washing machine and tumble dryer, off to the side which also leads to the side of the property.

A family room leads off from the kitchen and a conservatory is located towards the rear of the home and offers views over the rear garden as well as access to the patio.

The first-floor accommodation is accessed via the spacious landing with airing cupboard. The impressive principal bedroom with dual aspect features a stunning en-suite shower room with modern grey suite, double walk-in shower, and his and hers wash basins. The guest bedroom and third bedroom both feature an en-suite shower room and views overlooking the garden. Two further bedrooms with front aspect and a family bathroom complete the first-floor accommodation.



## GARDENS AND GROUNDS

The home benefits from a triple detached garage and additional parking space on the sweeping block-paved driveway. The garage also features a first-floor games room, ideal for entertaining.

The sizeable rear garden is mainly laid to lawn and features mature borders stocked with a variety of shrubs and trees. There are two separate gazebos to the rear of the garden and a patio area, to ensure a private area ideal for relaxing and entertaining.

## SERVICES

Mains water, gas, and electricity are connected.

## FIXTURES & 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 the second exit onto the Four Oaks Road (A454). Go straight on at the traffic lights along A454 Walsall Road. At the next set of traffic lights turn left onto Rosemary Hill Road. Take the first right onto Park Drive.

## TERMS

Tenure: Freehold

Local authority: Lichfield Council

Tax band: H

## VIEWINGS

All viewings are strictly being undertaken by prior appointment with Aston Knowles via 0121 362 7878.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. 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.

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