

2 SELWYN WALK
LITTLE ASTON
B74 3FG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

With its expansive half-acre plot, this remarkable five-bedroom detached home offers ample space throughout, making it a coveted property in the highly sought-after location of Little Aston.

ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Office

Sitting room

Two guest WC's

Kitchen/dining room

Boot room

Family room

Utility room

First Floor:

Landing

Five bedrooms

Three ensembles

Family bathroom

Floor Above Garage:

Landing

Cinema room

Sitting room

Office

Family bathroom

Garden and Grounds:

Two storey separate triple garage

Private gated entrance

Block paved drive with ample parking

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 6,114 Sq Ft (568 Sq M)

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 Park Drive, the property is set back from the road in an attractive substantial 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 Sainsbury's supermarkets and in Sutton Coldfield town centre there is a comprehensive range of shops, restaurants, and a department store within the Gracechurch Shopping Centre.

Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf, and a variety of outdoor pursuits. Families will find reputable educational options nearby, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the council for up-to-date catchment areas.

Description of Property

Upon entering the home through the double doors, you step into a welcoming large hallway that grants access to the reception rooms and features stairs leading up to the first floor. The hallway also conveniently provides access to the guest cloakroom, equipped with a WC and sink.

To the right of the stairs, you'll find the impressive sitting room, bathed in abundant natural light, and adorned with neutral tones throughout, creating an inviting atmosphere. The central fireplace serves as a focal point, while French doors lead out to the rear garden patio area, seamlessly blending indoor and outdoor living. This room also offers access to the dining room via double doors.

Adjacent to the sitting room, at the front of the house, lies the dining room, also boasting French doors leading out to the rear garden and offering ample space for family gatherings. Nearby is the versatile office, providing a perfect spot for working from home or serving as a dining room or playroom, depending on the occupants' needs.

The expansive kitchen/dining room is a highlight, featuring beautiful light cabinetry and worktops, complemented by a dual range cooker. A large island provides additional seating and prep space, while French doors open onto the patio area, ideal for indoor and outdoor dining. A central fireplace adds to the room's charm.

From the kitchen, access is provided to the boot room, which leads to the additional guest WC, family room, and utility room. The utility room houses the washing machine, tumble dryer, and sink, offering ample storage.

The family room, overlooking the front gardens, serves as a versatile space, suitable for use as a playroom or home office, depending on occupants' needs.

Ascending to the first floor, you'll find the landing providing access to the bedrooms and family bathroom. The principal bedroom, located to the right, overlooks the front gardens and boasts its own dressing room and ensuite with bathtub, his and her sinks, walk-in shower, and WC.

Adjacent is bedroom 2, also featuring its own ensuite with a bath, WC, and

sink, with views of the rear garden. Bedroom 5 overlooks the rear garden and currently functions as a study room.

Bedrooms 3 and 4, situated to the left of the landing, are identical, both offering fitted wardrobes for storage solutions. Bedroom 3 features its own ensuite with a bath, WC, and sink.

Completing the first floor, the family bathroom features his and her sinks, a WC, and a walk-in shower, offering comfort and convenience for occupants.

Gardens and Grounds

Upon entering through private gates, you're greeted by a block-paved driveway leading to the house, offering ample parking space. Surrounding the driveway is a meticulously maintained lawn area adorned with vibrant flowers, lush plants, and verdant shrubs, complemented by mature trees that provide seclusion and privacy.

The property boasts a separate triple garage at the front, offering abundant parking space for car enthusiasts, up to 5 cars and additional storage. Above the garage, the first floor presents an impressive space housing a cinema room, office, and sitting room - a perfect setup for entertaining guests and facilitating remote work.

As you venture into the rear garden, you'll find a delightful patio area, ideal for alfresco dining and entertaining guests. Similar to the front gardens, the rear is enveloped by mature trees and hedging shrubs, enhancing the sense of privacy and seclusion. The well-kept lawn area provides ample space for various activities, and a charming pond with intricate features and surrounding rocks adds to the garden's allure. Steps lead up to a quaint seating hut, creating a serene oasis for relaxation and enjoyment.

Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn left onto Rosemary Hill Rd/B4138, turn right onto Park Dr, turn left onto Selwyn Walk and the property will be on your right.

Distances

Little Aston Golf Club - 0.3 miles
Moor Hall Golf Club - 3.4 miles
Butlers Lane Railway Station - 1.0 miles
Sutton Coldfield - 2.7 miles
Lichfield - 6.9 miles
Birmingham - 8.7 miles
Birmingham International/NEC - 14.7 miles
M6 - 5.7 miles
M6 Toll - 10.6 miles
M42 - 13.3 miles

(Distances approximate)

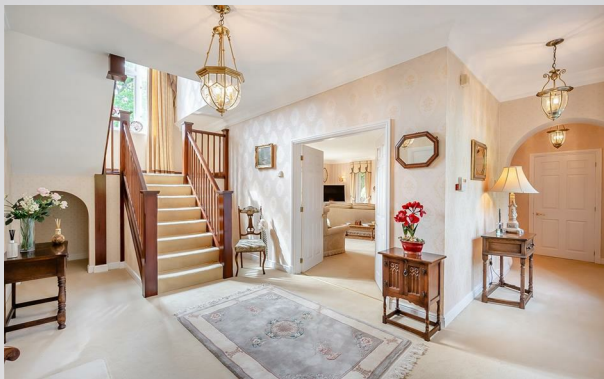
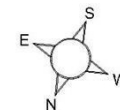
Terms

Tenure: Freehold
Local Authority: Lichfield District Council
Tax Band: H

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



Selwyn Walk, Little Aston, Sutton Coldfield
 Approximate Gross Internal Area
 Main House = 4445 Sq Ft/413 Sq M
 Garage = 1669 Sq Ft/155 Sq M
 Total = 6114 Sq Ft/568 Sq M



Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

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

Disclaimer

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: May 2024
 Particulars prepared: May 2024



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ ☐ ☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	73
(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	

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