

8 THE SPINNEY  
LITTLE ASTON  
SUTTON COLDFIELD  
B74 3BL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

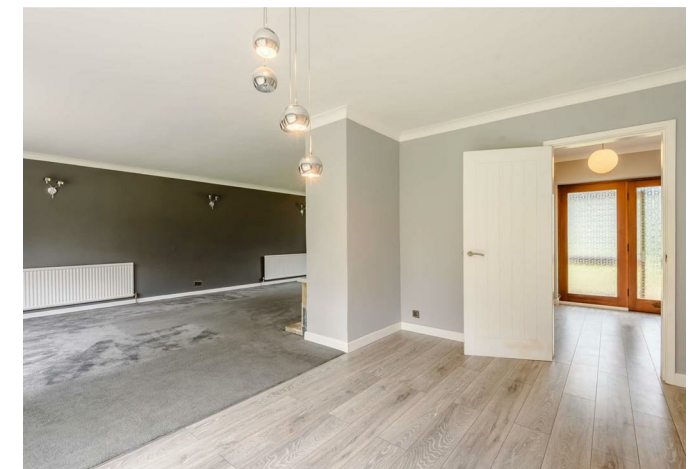
A six-bedroom family home set in a sought-after location, featuring spacious living accommodation and rear garden.

Ground floor: porch entrance, reception hallway, open plan drawing room/dining area, breakfast kitchen with pantry, utility, guest cloakroom.

First floor: principal bedroom en-suite shower room, bedroom 3 with en-suite bathroom, four further bedrooms, family bathroom.

Outside: integral garage, spacious enclosed rear garden.

Total approximate floor area 2,652 square feet (247 square metres). EPC rating E.



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

The property is situated in the highly sought-after Little Aston area of Sutton Coldfield. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Nearby schools include Little Aston Primary and Four Oaks School, King Edwards VI school, Lichfield and Lichfield Cathedral school. Purchasers are advised to check with the Council for an up to date information on school catchment areas.

Located in nearby Mere Green provides a good selection of bars and restaurants and M&S and Sainsbury's supermarkets. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

Approximately a 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.

### Distances

Sutton Coldfield town centre 3.2 miles  
Birmingham 9.3 miles  
Lichfield 6.9 miles  
Birmingham International/NEC 17.5 miles  
M6 (J6) 8.9 miles  
(Distances approximate)

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### Description of Property

This wonderful five-bedroom home is located in Little Aston, one of the most sought-after areas in the West Midlands. Accessed via the tarmacked driveway with landscaped front garden, the front door leads into the porch entrance and on into the reception hallway.

The hallway features a cloaks cupboard on the left-hand side with guest cloakroom and leads on into the open play drawing room/dining area. This is a fantastic living space for families with ample space for a living and dining area. Bi-folding doors lead out to the rear garden and a fireplace is set to one side.

The kitchen is set overlooking the spacious garden and features ample storage and workspace as well as a gas hob with extractor above and built-in double oven and dishwasher. Leading on from the kitchen is a utility with additional WC, washing machine, and space for a tumble dryer. The garage can be accessed internally from the utility and a second door leads out to the garden.

The first floor features five spacious bedrooms, including the principal bedroom with en-suite shower room and a third bedroom with en-suite bathroom, as well as a family bathroom. All bedrooms and bathrooms are decorated in a neutral and contemporary style.

### Gardens and Grounds

The property benefits from an integral garage and additional parking space on the tarmacked driveway. To the rear there is a spacious enclosed rear garden, mainly laid to lawn and featuring a tiled patio area: ideal for enjoying the warmer weather in the summer.

### Services

Mains water, drainage, electricity and gas are connected.

### Fixtures and Fittings

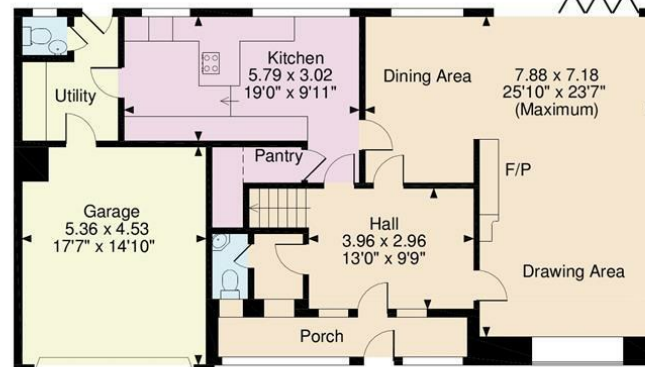
Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

### Directions

Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Lichfield. At the island at Four Oaks, take the A454 Walsall Road towards Little Aston. Continue over at the junction with Rosemary Hill



**The Spinney, Sutton Coldfield**  
 Approximate Gross Internal Area  
 Main House = 2396 Sq Ft/223 Sq M  
 Garage = 256 Sq Ft/24 Sq M  
 Total = 2652 Sq Ft/247 Sq M

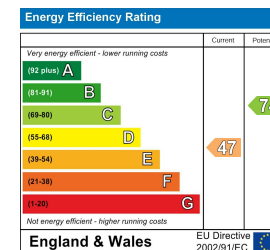


**Ground Floor**



**First Floor**

**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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Road, onto the Walsall Road. Follow the road round to the left and continue onto Aldridge Road. The Spinney is located on the left-hand side.

**Terms**

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

**Viewings**

All viewings are strictly by prior appointment through Aston Knowles.

**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 March 2021  
 Particulars prepared March 2021

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