

241 LITTLE ASTON ROAD  
ALDRIDGE  
WS9 0PB

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A truly stunning & extensively updated detached home finished to a beautiful standard, featuring modern landscaped gardens and contemporary family accommodation set behind electric gates.

Ground Floor: Reception hallway, Two Guest cloak rooms, Cinema room, Storage closet, Understairs utility space, Kitchen, Dining room, Secondary entry, Two reception areas, Drawing Room.

First Floor: Principal bedroom with Ensuite, Two further bedrooms with ensuites.

Second Floor: Spacious occasional Bedroom.

Gardens & Grounds: Enclosed rear Gardens, Easy to maintain artificial grass area, Stone paved patio for alfresco dining, Games room, Gym, Steam room with Room for Hot Tub, Hobby/Craft room.

Approximate gross internal floor area including garage 2980 square feet (277 square metres) 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

This deceptive & stunning, totally modernised family home is found in a highly convenient and sought after location.

Everyday shopping is found nearby in Aldridge and Mere Green. Sutton Coldfield town centre is 6 miles and Birmingham 10 miles away, providing a comprehensive selection of shops and restaurants.

There is an abundance of excellent golfing facilities in the area which include Little Aston Golf Course, Moor Hall, Aston Wood and Druids Heath. Sutton Park is nearby offering great scope for a variety of outdoor pursuits.

The location is extremely well placed for Little Aston Primary School and Stonnall Primary School. Sutton Coldfield provides an excellent choice of schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Schools in Lichfield include Lichfield Cathedral School and King Edward VI School.

Train services run regularly from Blake Street railway station to Birmingham and from Lichfield Trent Valley to London Euston. Access to the major road network with the M6 Toll (T5) only 5 miles away and M6 (J7) 7 miles distant.

### Distances

Sutton Coldfield 4.5 miles

Birmingham 10 miles

Lichfield 7.7 miles

Solihull 22 miles

M42 (J9) 11 miles

M6 Toll (T4) 5.4 miles

M6 (J6) 7.8 miles

Birmingham International/NEC 18 miles  
(Distances approximate)

### Description of Property

This beautifully designed modern family home offers a perfect blend of style and functionality, with exceptional attention to detail throughout.

The property is accessed via electric gates with an intercom system, leading to a stone-paved driveway that provides ample off-road parking. Raised planting beds on either side add a sense of privacy.

The main entrance, located to the left of the house, opens into a welcoming reception hallway. A clever use of space under the stairs has been transformed into a practical utility area, complete with a washing machine and dryer discreetly tucked away behind obscured glass doors.

The first room you'll encounter is the impressive Cinema Room, a fantastic space for family movie nights. Alternatively, it could serve as a great playroom for families with children. The

hallway, finished with beautiful tiling, leads to the heart of the home: an expansive open-plan kitchen, dining, and breakfast area. Perfect for modern family living, this space features a low-level breakfast bar and is equipped with all the latest appliances. The formal dining area is enhanced by fitted shelving and an elegant fireplace, ideal for cosy evening meals during the winter months.

Towards the rear of the home is the drawing room, designed for a more relaxed, adult atmosphere, offering a peaceful retreat at the end of the day.

The current owners have created a dedicated work-from-home space, complete with a secondary entrance at the front. However, the versatile layout could easily be adapted back into its original form. This section of the home features a skylight, guest WC, and reception area, which could be repurposed into a study or additional living space.

On the first floor, the accommodation boasts an impressive Principal Bedroom Suite with a luxurious en-suite bathroom and dressing area. Two further bedrooms, both with en-suite bathrooms, are currently used as 'his and hers' dressing rooms but could easily be converted back into spacious family bedrooms.

A staircase from the Principal Bedroom leads to a large, converted loft space, which is flooded with natural light from two skylights and currently serves as an occasional bedroom.

### Gardens & Grounds

The rear garden is a beautifully landscaped, low-maintenance space, primarily featuring artificial lawn. A stone-paved patio area offers the perfect spot for alfresco dining during the warmer months. Even more impressive is the annexe, thoughtfully created by the current owners, which offers versatile lifestyle options with a gym, hobby room, and games room, adding to the overall luxury of the property.

### Additional Information

The rear of the property is fitted with solar panels taking full advantage of the southerly facing orientation of the garden. By combining the solar panels with a 4kw Duracell energy bank, it independently powers the home off green energy both day and night.

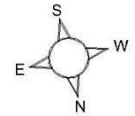
The integration is seamless and gives the power to control the energy including trading it with the grid. The system allows the ability to maximise and monitor any use of solar energy, which has the potential to significantly reduce your on grid energy consumption.

### Services

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



The Archers, Little Aston Road, Walsall, Staffordshire  
 Approximate Gross Internal Area  
 Main House = 2487 Sq Ft/231 Sq M  
 Outbuilding = 493 Sq Ft/46 Sq M



#### 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 Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second exit onto the A454 Four Oaks Road. Continue straight on for approximately 3 miles, upon reaching the roundabout with the A452 Chester Road, the property is found just beforehand on the left hand side access via the service road.

#### Terms

Tenure: Freehold  
 Local authority: Lichfield Council  
 Tax band: E  
 EPC rating: C  
 Average area broadband: 154 Mbps

#### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 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 NOVEMBER 2022.  
 Particulars prepared NOVEMBER 2022.



**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		81	81
(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	

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