

7 GRASMERE AVENUE  
LITTLE ASTON  
SUTTON COLDFIELD  
B74 3DG

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A beautifully designed five-bedroom detached home in the sought-after Little Aston, offering modern elegance in a mature and private setting.

### Ground floor:

Reception hall  
Dining room  
Drawing room  
Kitchen/Breakfast/Family room  
Utility room  
Sitting room  
Guest cloak room and WC  
Garden room  
Gymnasium  
Bedroom five with ensuite bathroom

### First floor:

Principal bedroom with en-suite bathroom  
Bedrooms two, three and four all with fitted wardrobes  
Office/Bedroom 6  
Family Bathroom

### Gardens and Grounds:

Integral Double garage  
Gated paved driveway  
Perfectly manicured rear gardens  
Stone paved patio for alfresco dining?

Approximate gross internal floor area including garage  
3914 sq. ft (364 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

The property is well placed for access to Streetly village, Sutton Coldfield and Birmingham City Centre. There is a good selection of everyday amenities in Streetly village and Sutton Coldfield town centre has a comprehensive range of shops and restaurants within the Gracechurch shopping centre.??

The property is also situated close to Sutton Park; one of Europe's biggest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. Sutton Coldfield is well placed for access to regional centres and the motorway network.?

Nearby Mere Green provides a good selection of everyday shops including M&S, and Sainsbury's supermarkets and Mulberry Walk which hosts a fabulous range of eateries, cafes, and restaurants. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC.??

The area also provides an excellent range of schooling for both primary and secondary education in the state and private sector. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

### An Exceptional Family Home

Nestled in a sought-after location, this beautifully designed modern residence offers an exceptional blend of contemporary elegance and functional family living.

The striking exterior features a blend of warm brick and sleek accents, complemented by a spacious driveway and landscaped surroundings. A thoughtfully designed rear garden, complete with a low maintenance lawn and stylish patio, provides the perfect setting for relaxation and entertaining.

Inside, the home boasts an expansive open-plan layout, effortlessly connecting the key living spaces. Entering into the bright and spacious hallway featuring oak-toned flooring, and stylish décor. Oak doors and staircase complete the inviting space.

Radiating from the hall is the integral garage, utility/boot room, the kitchen and the ground floor bedroom/en-suite. This stylish and well-appointed ground floor bedroom offers ultimate convenience for flexible living. A private en suite enhances comfort, while a large window with a modern Roman blind ensures natural light. Perfect for multi-generational living, guests, or those seeking easy accessibility.

The elegant lounge is a statement of comfort, featuring a

sophisticated color palette, a stunning crystal chandelier, and large windows that flood the space with natural light. The adjoining dining area leads seamlessly to a bright conservatory, creating a perfect indoor-outdoor flow.

At the heart of the home, the contemporary kitchen impresses with sleek cabinetry, a stylish island, and high-end finishes. Skylights and pendant lighting enhance the space, while an open-plan connection to the living area ensures a sociable and inviting atmosphere. Beyond the living area is the stylish indoor BBQ dining space. With space for a large dining suite in front of a striking picture wall. On the opposite wall is a sleek modern indoor/outdoor kitchen with granite accents, stainless steel appliances including top of the range BBQ, and a built-in wine rack which enhances the space. Large sliding glass doors open to the garden, creating a seamless indoor-outdoor experience.

On the first floor are five well-appointed bedrooms, including a stunning principal bedroom suite with vaulted ceilings, skylights, and bespoke storage. The luxurious principal suite benefits from a private balcony and a beautifully designed en-suite bathroom, featuring a freestanding tub and dual vanity.

Bedroom two features sleek sliding wardrobes, offering ample storage. Bedroom four is elegantly fitted with bespoke furniture and is currently used as a stylish dressing room. Bedroom six has been thoughtfully converted into a fully fitted home office, complete with practical cabinetry for an organised and efficient workspace.

Adding to the home's versatility is a dedicated home gym, and a striking feature wall, offering the perfect space for health and wellness.

## Distances

Sutton Coldfield town centre 3.0 miles?

Birmingham City Centre 11.8 miles?

Birmingham International/NEC 17.9 miles?

Lichfield 8.9 miles?

M6 (J7) 4.2 miles?

M6 Toll (T3) 7.0 miles??

(Distances are approximate)?

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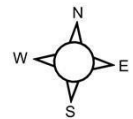
## Directions From Aston Knowles

From the office at 8 High Street, follow the A5127 towards Lichfield Road. At the roundabout take the first exit onto Four Oaks Road. After 0.7 miles take a slight left onto Streetly Lane. At the next roundabout take the second exit onto Hardwick





**Grasmere Avenue, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 3560 Sq Ft/331 Sq M**  
**Garage = 354 Sq Ft/33 Sq M**  
**Total = 3914 Sq Ft/364 Sq M**



Road. Take the second right onto Grasmere Avenue. The property can be found at the head of the cul de sac on the left hand side.

## Terms

Tenure: Freehold

Local Authorities: Lichfield

Tax Band: F

Average Area Broadband Speed: 150 Mbps

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

## Services

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

## Fixtures and fittings

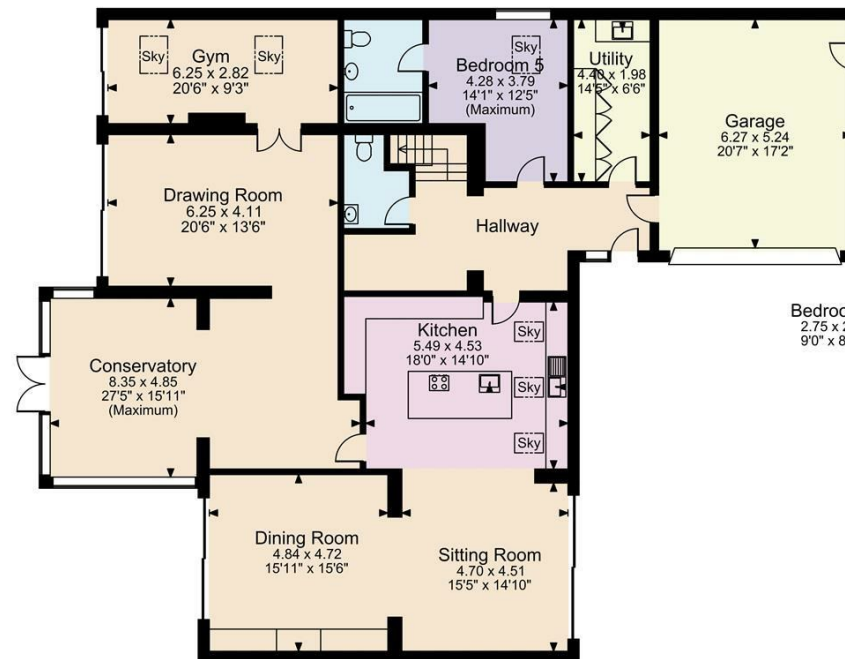
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Disclaimer

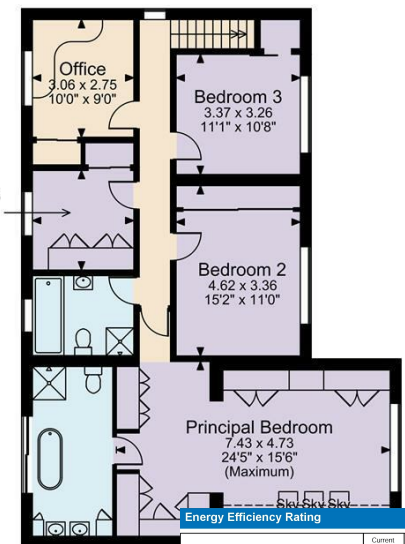
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Photographs taken January 2025

Particulars prepared January 2025



**Ground Floor**



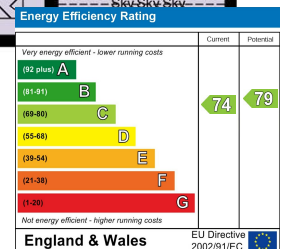
**First Floor**

**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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**8 High Street, Sutton Coldfield, B72 1XA**

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