

4 LONGACRES
PARK DRIVE
LITTLE ASTON PARK
B74 3AW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A stunning New England-style family residence, offering five spacious double bedrooms and four bathrooms across split levels. Designed to provide versatile and flexible living for modern family life, this home is set on a generous plot in a highly private and sought-after location within the heart of Little Aston Park.

GROUND FLOOR

Reception hall
Kitchen/diner
Large utility room
Dining room
Living room

UPPER GROUND FLOOR

Principal bedroom with ensuite and Balcony
Bedroom two with views to the rear of the property
Bedroom with three with steps down to ensuite with rear of property views
Bedroom Five
Family Bathroom

FIRST FLOOR

Spiral staircase from living room to Mezzanine
Bedroom four with ensuite bathroom

BASEMENT LEVEL

Gym/Studio
Games room
Store room
Integrated double garage

GARDENS AND GROUNDS

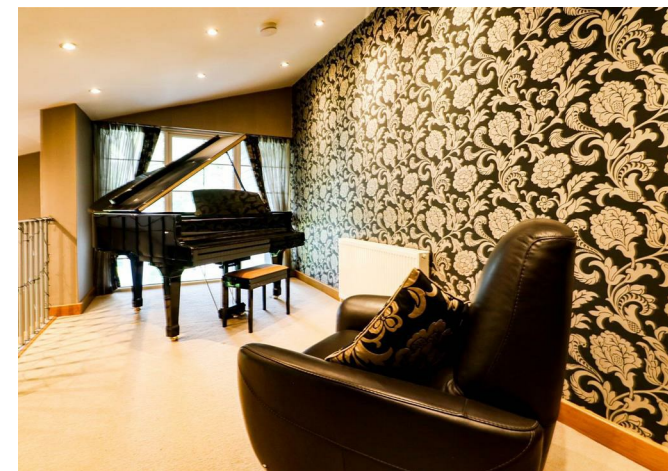
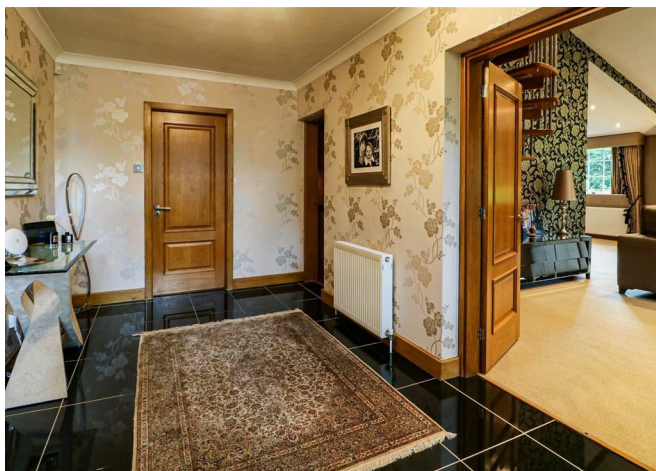
Stunning wrap around gardens
Mature trees and borders
Extensive driveway
Double garage
Timber framed carport with storage

In all 0.5 acres

Gross internal floor area 4272 sq ft (396 sq m)

EPC rating : D

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 wonderful home is situated in a secluded position off 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.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. 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. Birmingham is only 10 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

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

Set within an impressive driveway, this stunning property welcomes you via a spacious reception hall with tiled flooring. Double doors open into the bright and airy living room, with further access to the kitchen, utility room, guest WC. A staircase from the hall leads to the basement level, which houses a games room, gym, and a double garage.

The expansive living room on the ground floor, boasts double-height ceilings and features a spiral staircase ascending to a mezzanine, perfect for a home office or music space. The living room flows into the dining area, which benefits from two sets of bi-folding doors opening onto a decked terrace and the beautiful garden.

The contemporary kitchen/breakfast room overlooks the rear garden and is equipped with a range of gloss wall and base units, granite countertops, under-cabinet lighting, and high-end integrated appliances, including a range cooker with overhead extractor, coffee machine, warming drawers, fan oven,

microwave, fridge freezer, and wine cooler. Adjacent to the kitchen is a practical and spacious utility room.

Additionally, from the hall a short flight of steps leads to the bedroom wing. The bedroom wing includes a spacious principal suite at the front of the property, complete with fitted wardrobes and French doors leading out to a balcony with pleasant views. The en-suite offers a walk-in shower, vanity unit, and wall-hung toilet for a touch of luxury. Continuing down the hallway, you'll find three more generously sized double bedrooms, one with an en-suite, and a stylish family bathroom featuring a freestanding bath, walk-in shower, vanity unit, and wall-hung toilet. Stairs from the hallway lead to the first floor with a large double bedroom, which includes fitted wardrobes, a dressing area, and a modern en-suite. Another door from this suite provides access to the mezzanine above the living room.

On the basement level, a versatile games and hobbies room could easily be transformed into a home cinema. Additionally, there's a dedicated gym and a large storage room.

GARDENS AND GROUNDS

The wrap around gardens of this fabulous home are beautiful. Mature trees and borders create a tranquil and secluded plot providing an ideal retreat in which to relax and unwind. A large driveway to the front provides parking for several vehicles and leads to the double garage and timber framed carport with storage beyond.

DISTANCES

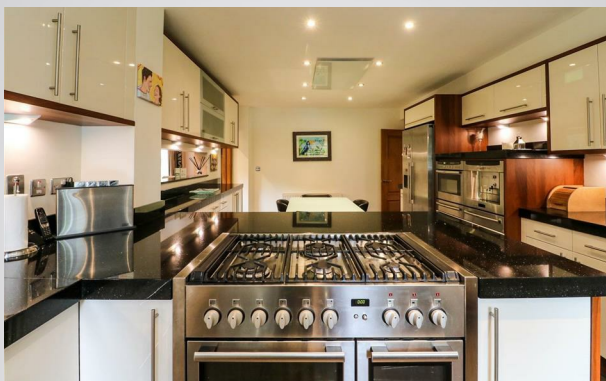
Streetly village 1 mile
Sutton Coldfield town centre 3 miles
Lichfield 7 miles
Birmingham 10 miles
Birmingham International/NEC 16 miles
M6 Toll (T5) 4 miles
M6 (J7) 6 miles
M42 (J9) 10 miles
(Distances approximate)

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DIRECTIONS FROM ASTON KNOWLES

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 and a further right into Longacres where the property is situated in a secluded position at the head of the cul de sac.





SERVICES

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

TERMS

Tenure: Freehold

Local authority: Lichfield District Council

Tax band: G

Average broadband speed 75 Mb

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.

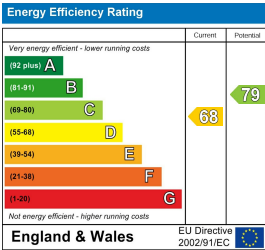
All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.

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: September 2024

Particulars prepared: September 2024



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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com