

7 THE SPINNEY
LITTLE ASTON
SUTTON COLDFIELD
B74 3BL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A substantial family home in sought-after Little Aston, offering six bedrooms, three bathrooms, and generous living space throughout. Features include multiple reception rooms, a modern kitchen, utility with second WC, integrated garage, and a large rear garden with patio. Ideal for families seeking space and comfort in a prime location.



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 spacious six-bedroom home is located in Little Aston, one of the most sought-after areas in the West Midlands. Accessed via a paved driveway, the front door opens into a porch entrance and then into a welcoming reception hallway.

To the left of the hallway is a convenient downstairs WC. The space flows seamlessly into the snug/kitchen, dining room, second reception room, and the main living area. A built-in bar is ideal for entertaining guests.

The ground floor offers ample space for comfortable family living. Triple patio doors from the second reception room open out onto the rear patio and a generously sized garden.

The kitchen overlooks the expansive garden and features plenty of storage and worktop space, along with a stainless-steel range-style cooker with extractor hood, built-in double oven, and integrated dishwasher.

Off the kitchen is a utility room with a second WC, washing machine, and tumble dryer. Internal access to the garage is available from the utility, and a separate door from the kitchen leads directly into the garden.

Upstairs, the first floor comprises six bedrooms, including two principal bedrooms with concealed en-suite shower rooms, as well as a well-appointed family bathroom.

Gardens and Grounds

The property benefits from an integral garage and additional parking spaces on the paved 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 particulars together with fitted carpets are to be included. 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 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

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 July 2025

Particulars prepared July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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