



45 Little Aston Lane

Little Aston, Sutton Coldfield, B74 3UA



MARK BENTLEY

ESTATE AGENT



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An attractive and impressive thoughtfully extended 5 bedroom 3 bathroom gated freehold detached home with lounge, study, utility room, super open plan kitchen/diner and family room, integral garage, south facing garden and views over fields and Aston Wood golf course to the front.

Ref: MB0030

45 Little Aston Lane is set in a sought after residential location.

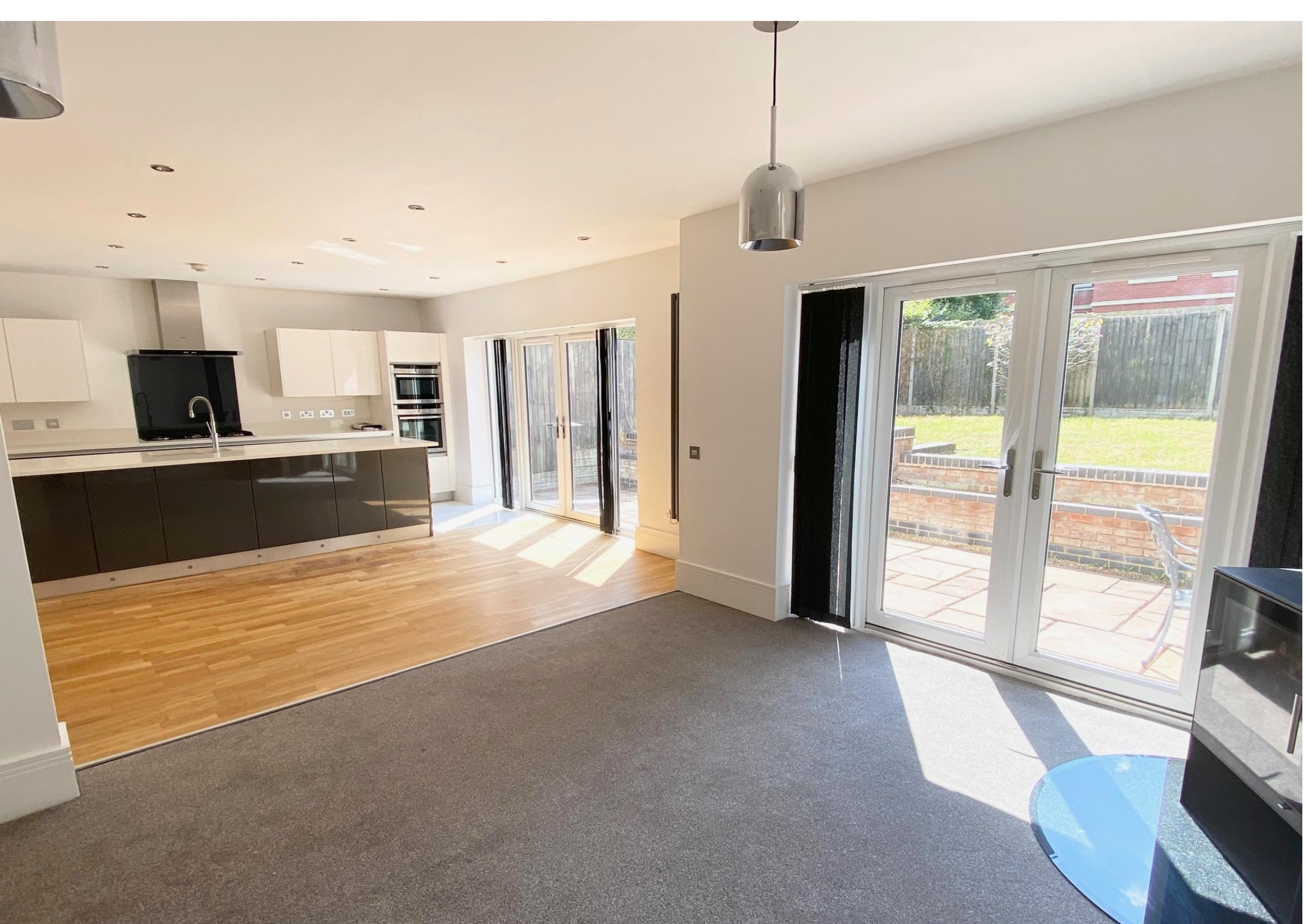
This super family home is within walking distance of local shops on Little Aston Lane and Clarence Road, Little Aston Village Hall, Tennis club and Bowls club, Train services to Lichfield, Birmingham and beyond at Blake Street Station, Little Aston Primary School on Forge Lane, Little Aston Recreation Ground and Aston Wood Golf Course and Club House. Little Aston Lane is in the catchment for King Edward 6th Secondary School in Lichfield.

Mere Green Shopping Centre is just 2 miles way and offers a good range of amenities including supermarkets, doctors, dentists, opticians, café's, restaurants and pubs.

43 Little Aston Lane comprises:

Gated Foregarden with sliding electric gate, large block paved drive providing parking space for approximately 4/5 cars.





Ground Floor

Entrance Porch

Reception Hall Doors to guest cloakroom, front lounge, utility room, study, super open plan kitchen, dining/family room and stairs to first floor.

Guest Cloakroom WC, pedestal wash basin, fitted mirror, radiator and window facing front.

Front Lounge Radiator and bay window facing front.

Study Radiator.

Utility Room Fitted work surface with stainless steel sink unit, wall cupboards, plumbing for washing machine and tumble dryer, store housing hot water cylinder, cloaks area and door to the garage.

Integral Garage Electric garage entrance door.

Super Open Plan Kitchen with Dining & Family Area Range of fitted base cupboards and drawers with granite work surfaces, built in gas hob with extractor unit over, built in Neff oven and microwave, fridge and freezer, matching wall cupboards and feature Island with granite work surface, sink unit, dishwasher and breakfast bar, fitted log burner and two wide windows both with double doors to the patio and garden.

First Floor

Landing

Bedroom 1 (Rear) Radiator, window overlooking the rear garden and door to en-suite bathroom.

En-Suite Shower Cubicle, vanity unit with wash basin and cupboard under, WC, full height wall tiling and window facing side.





Bedroom 2 (Rear) Radiator and window overlooking the rear garden.

Bedroom 3 (Front) Radiator and bay window overlooking the front with views over fields and golf course.

Bedroom 4/Dressing Room (Rear) Range of fitted wardrobes and shelving and window facing rear.

Large Family Bathroom Bath set in tiled surround, wash basin set in vanity unit with drawers under, shower cubicle, WC and tiling to floor and walls including niches for toiletries.

Second Floor

Stairs from the first floor landing to the second floor landing leading to:

Bedroom 5 (Rear) A large bright double bedroom with three Velux windows and door to:

En-Suite Bathroom Bath set in tiled surround, wash basin set in vanity unit with drawers under, WC, heated towel rail and Velux window.

Outside

South Facing Rear Garden Full width paved patio, garden wall and side shallow steps to lawn, garden shed, shrubs and boundary fencing.

General Information

Tenure: Freehold

Council Tax Band: F

Services: All mains services (gas, electric, water and sewerage) are connected.

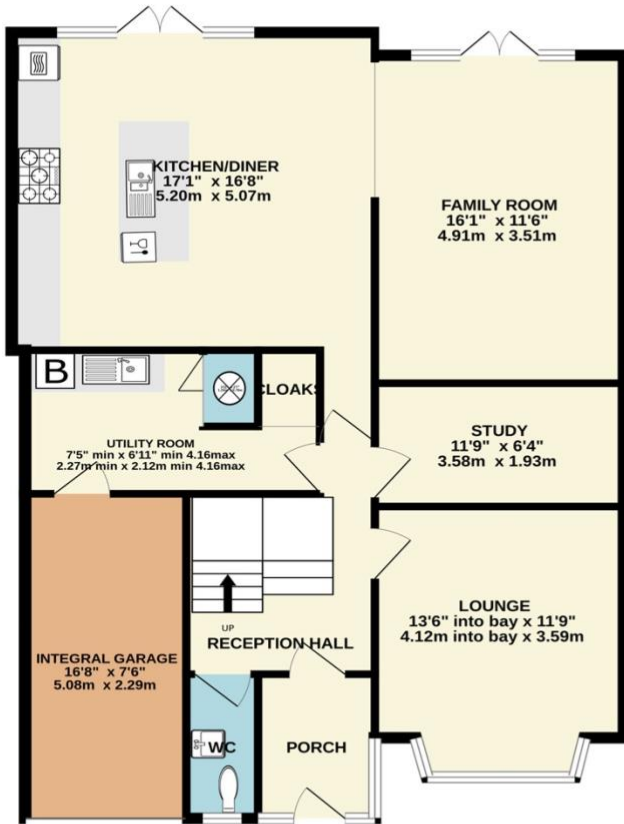
Broadband: Fast Broadband is available from several suppliers.

Viewing: To arrange an appointment to view this super home call **0121 353 6212** or **07768 035065** or email: mark.bentley@exp.uk.com

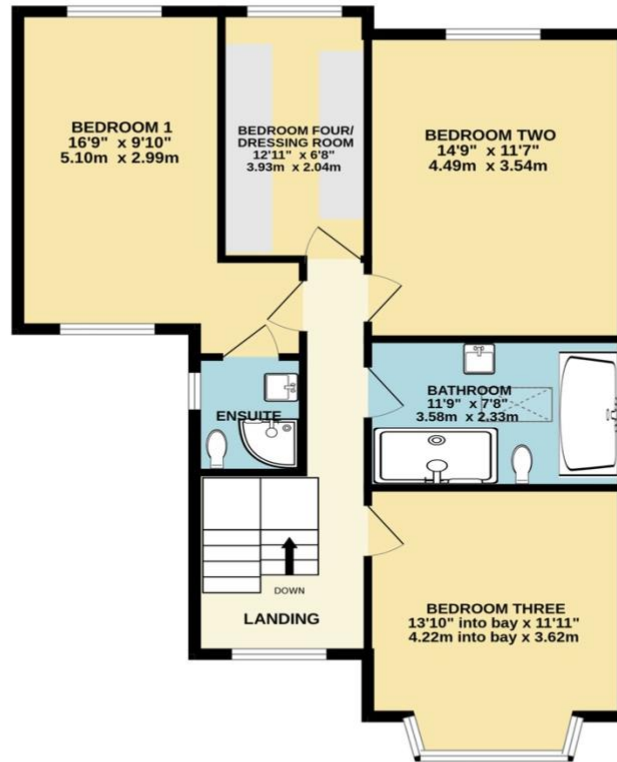




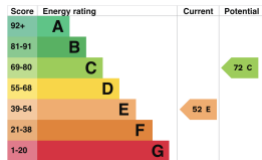
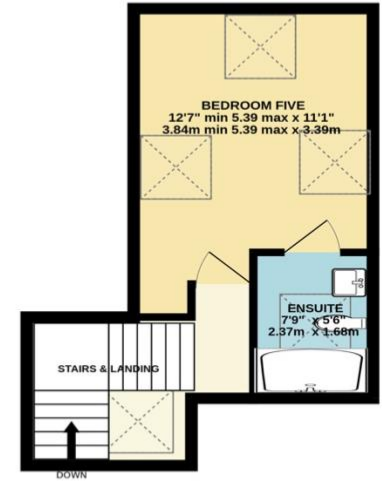
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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