



**Little Aston Lane, Sutton Coldfield - B74 3UA**

**£630,000**

 **MOORHOUSE**



## Little Aston Lane

### Sutton Coldfield

Nestled within the prestigious location of Little Aston, this exceptional two bedroom detached cottage exudes an unparalleled level of charm and elegance. Boasting a desirable blend of character features and contemporary finishes, this stunning fully refurbished detached cottage is the epitome of luxurious living. Expensively renovated by the current owners and close to the excellent shopping, bars and restaurants of Mere Green, this is a home not to be missed.

#### THE PROPERTY....

The cottage itself offers two reception rooms, providing ample space for entertaining and relaxation. The living room features a brick built fireplace with a log burner, creating a warm and inviting atmosphere, while the dining room offers a dual aspect, allowing natural light to flood the space. The beautifully and expensively fitted breakfast kitchen is a true focal point of the home, offering a seamless combination of style and functionality. The modern kitchen features top-of-the-line appliances, sleek cabinetry, and a breakfast area, perfect for enjoying a morning coffee or leisurely brunch.

Furthermore, the property boasts an orangery, offering a tranquil space to unwind and enjoy the views of the landscaped rear garden.





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The accommodation continues to impress on the first floor with a master bedroom featuring a walk-in wardrobe, providing ample storage space, and a second double bedroom. The luxury shower room completes the interior of this exceptional cottage, offering a contemporary design and high-end fixtures and fittings.

The picturesque and private garden has been meticulously designed to create an oasis of serenity, with carefully chosen plants, and a paved patio area for outdoor dining and entertaining. A garage and driveway provide convenient off-road parking options for residents and guests alike.

In conclusion, this beautifully renovated two bedroom detached cottage is a true gem of a property. Offering a prestigious location, two reception rooms, a stunning breakfast kitchen, an orangery, luxury shower room, landscaped rear garden, and a garage and driveway, this home truly has it all. With its elegant finishes, charming character features, and attention to detail, viewing of this outstanding property comes highly recommended. Don't miss your opportunity to make this exceptional cottage your own and enjoy a lifestyle of luxury and sophistication.







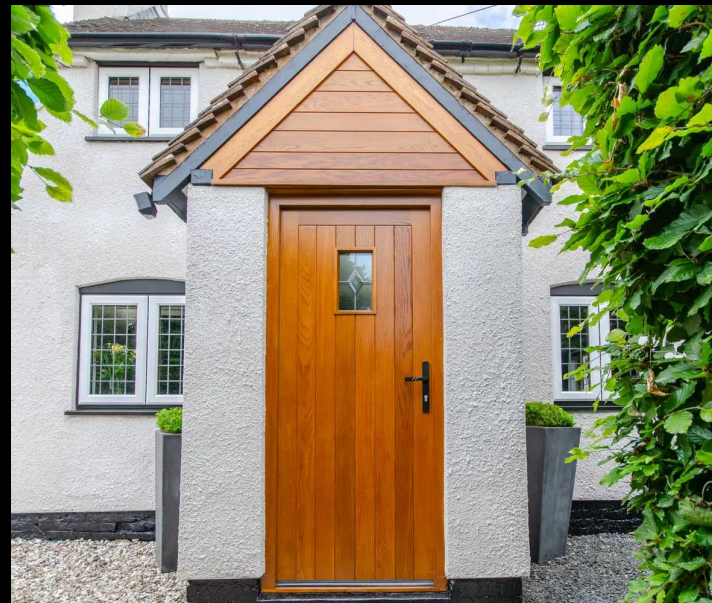
## FEATURES:

- Prestigious location
- Two reception rooms
- Beautifully fitted breakfast kitchen
- Orangery
- Luxury shower room
- Landscaped rear garden
- Garage and Driveway
- Viewing highly recommended
- Two double bedrooms, master bedroom with walk in wardrobe
- Stunning fully refurbished detached cottage

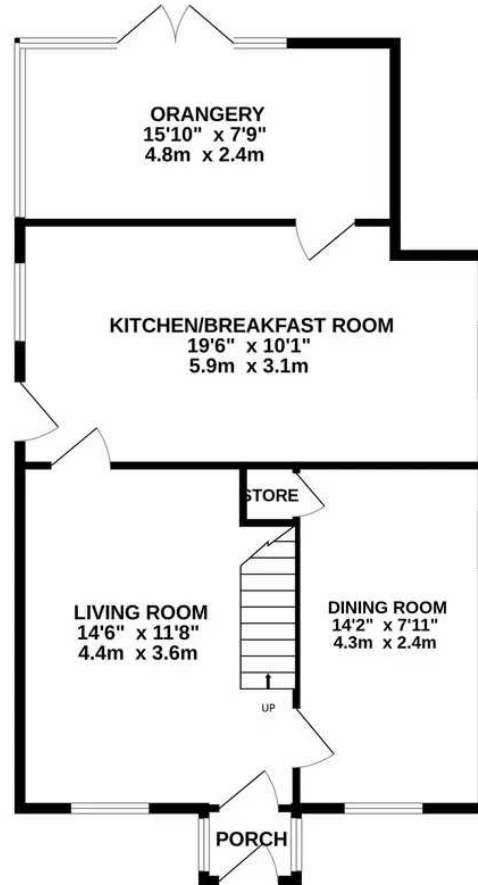
## INTERESTED?

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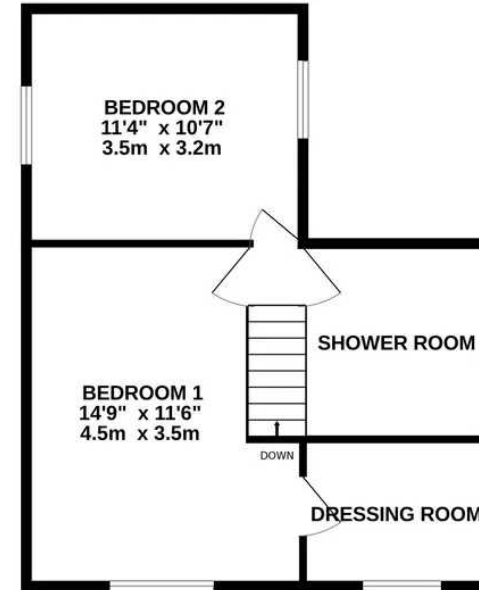
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GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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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