



Little Aston Lane,  
Sutton Coldfield, B74 3UF

**£685,000**

This brand-new home offers modern living with no upward chain, making it an ideal move-in-ready option. It is finished to a high standard, combining style and functionality throughout. This home is a wonderful combination of space, style, and thoughtful design, ideal for family living.

On the ground floor, the spacious living room at the front features a bay window, creating a bright and inviting space. At the heart of the home, the expansive open-plan kitchen, dining, and family area serves as a versatile and social hub. A separate utility room provides practicality, while an impressive ground-floor bathroom adds a touch of luxury. The property also includes a garage for convenience and additional storage.

Upstairs, all four bedrooms are generously sized doubles. Bedroom one boasts an ensuite, while Bedroom four and Bedroom one enjoy scenic views to the rear. Bed two offers the added benefit of a walk-in closet, perfect for extra storage or a dressing area. The rear garden enjoys a spacious patio and ensures a high degree of privacy as it backs onto open fields. To the fore there is ample off road parking.

Little Aston Lane is approached via Walsall Road and Rosemary Hill Road/Blake Street. Blake Street Station which provides a regular service between Birmingham and Lichfield City centres is a 10 minute walk. There is easy access to major road networks, including the M6 Toll and the A38 for access to the M1 and M42. For the sporting enthusiast there is Aston Wood Golf Club on Blake Street, Four Oaks Cricket Club on Clarence Road and Little Aston Tennis Club on Little Aston Lane.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



**Hall**

**Living Room**

**5.33m (17'6") x 3.58m (11'9")**

**Open Plan Kitchen/Family Area**

**10.82m (35'6") x 5.74m (18'10") max**

**Utility**

**3.46m (11'4") x 1.89m (6'2")**

**Bathroom**

**Garage**

**Landing**

**Bedroom 1**

**3.58m (11'9") x 3.53m (11'7")**

**En-suite**

**Bedroom 2**

**3.58m (11'9") x 3.48m (11'5")**

**Bedroom 3**

**3.66m (12') x 3.25m (10'8")**

**Bedroom 4**

**3.68m (12'1") x 3.38m (11'1")**

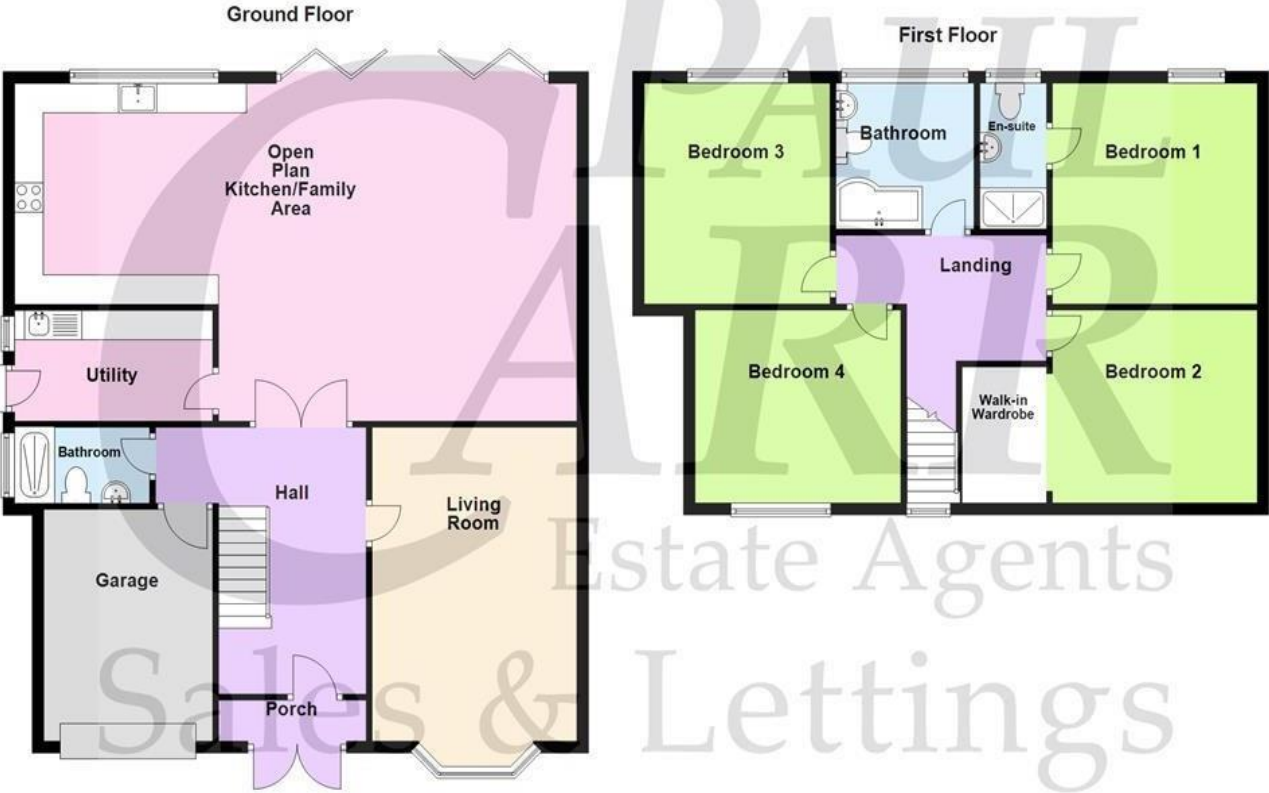
**Bathroom**





# Floor Plan

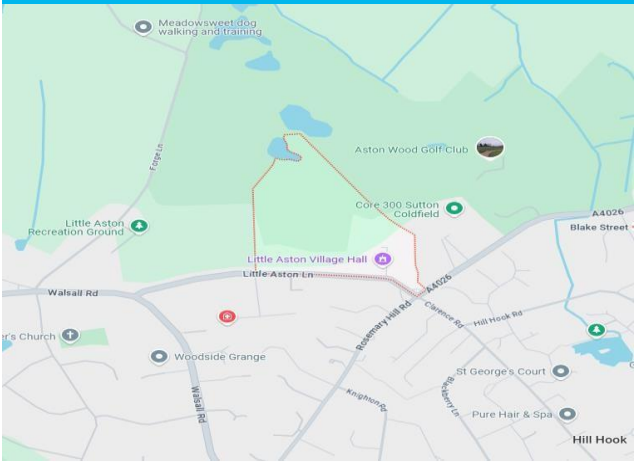
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: