



Beech House, Lady Aston Park, Little Aston
Sutton Coldfield, B74 3BF

£350,000

Beech House, Lady Aston Park forms part of a prestigious gated development designed for the over 55's set amidst stunning formal grounds to offer the discerning purchaser a lifestyle of unparalleled peace and tranquillity.

Constructed to a high standard of specification and design and affording a host of luxurious features and refinements, this surprisingly spacious top floor apartment can only be appreciated via internal inspection.

Filled with light and well proportioned communal hallway has a security door release mechanism which provides peace of mind and access to lifts.

Internally, the heart of this home is the impressive lounge with feature bay window and further windows to side and front. A feature fireplace forms a focal point of the room. The breakfast kitchen has a comprehensive range of base and wall units with built in appliances. Bedroom one is a substantial double room located at the end of the inner hallway with fitted wardrobes and further complimented by a well-appointed shower room. Bedroom two is also a good size and also enjoys fitted wardrobes and an ensuite. There are two further built-in storage cupboards and a cloak room off the welcoming hallway which provide valuable storage space.

Outside, a secure garage is located in a purpose-built block providing off street parking with further parking to the fore. Delightful well-tended gardens provide a particular feature with comprehensive amenities easily accessible by car.

Clarence Road and Walsall Road provide good local shops including convenience stores further complimented by a wide range of shops and restaurants at the highly regarded Mere Green Centre. Blake Street train station is only three minutes drive away and provides regular commuter services to Birmingham and Lichfield city centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living Room
6.78m (22'3") x 3.56m (11'8")

Kitchen
5.46m (17'11") x 2.69m (8'10")

Bedroom 1
6.26m (20'6") x 2.31m (7'7")

En-suite

Bedroom 2
2.79m (9'2") x 2.00m (6'7")

En-suite

WC

Garage





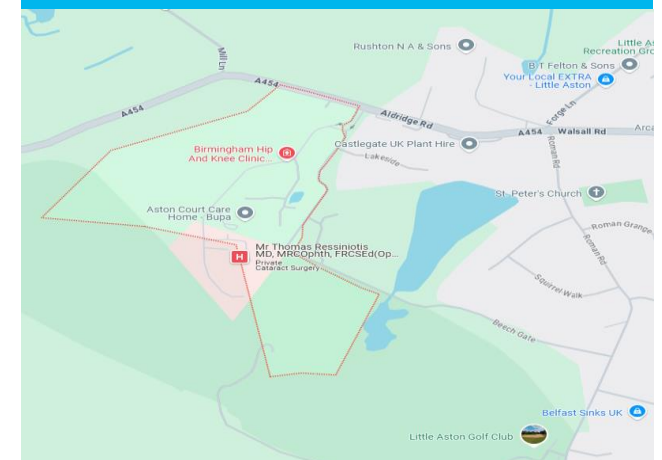
Floor Plan

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



Energy Performance Rating

Map Location







Agent's

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Came on the market: