



Claverdon Drive, Sutton Coldfield, West
Midlands B74 3AH

FINE & COUNTRY

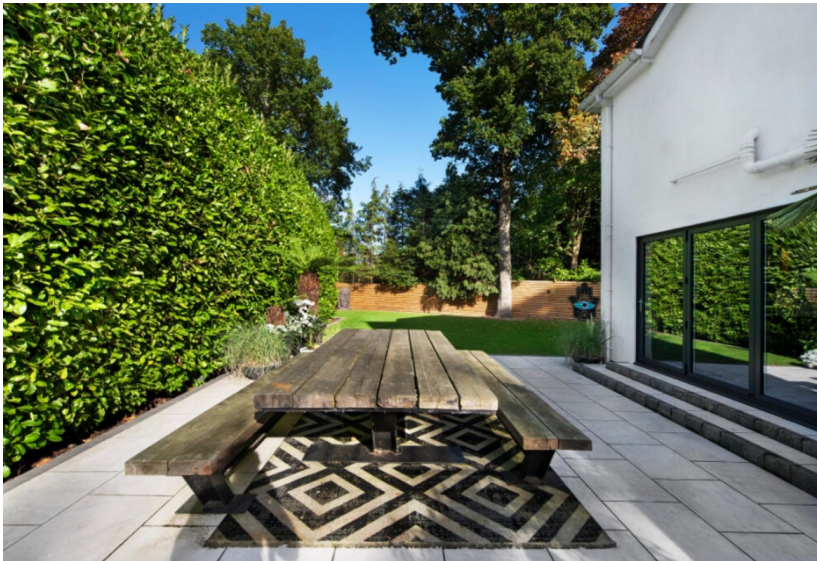


Exceptional opportunity to acquire an Exceptional Gated Five Bedroom Luxury Family Residence of distinction in one of the region's most exclusive private estates.



Key Features

- Exceptional Gated Five Bedroom Luxury Family Residence
- Master Bedroom Suite with Dressing Area and En Suite Bathroom
- Four Additional Bedrooms with Two En Suites
- Main Family Bathroom
- Spacious Lounge
- Snug/Office
- Open-Plan Kitchen/Breakfast Room with Family Area
- Utility Room
- Gymnasium
- Tenure: Freehold | EPC: D | Council Tax Band: G









An Exceptional Five-Bedroom Luxury Family Residence in an Exclusive Private Estate

Nestled within the prestigious and highly sought-after Little Aston Park Estate, this spectacular five-bedroom family home combines luxury living with elegant design, offering a unique blend of comfort and style. The property boasts a high specification throughout, with meticulously landscaped gardens and a secluded setting that provides a perfect retreat for the discerning homeowner.

Key Features:

- Reception Hall
- Guest Cloakroom
- Master Bedroom Suite with Dressing Area and En Suite Bathroom
- Four Additional Bedrooms
- Two En Suites
- Main Family Bathroom
- Spacious Lounge
- Snug/Office
- Formal Dining Room
- Open-Plan Kitchen/Breakfast Room with Family Area
- Utility Room
- Fully Equipped Gym
- Private Landscaped Gardens



This exceptional and beautifully appointed residence is designed to









GROUND FLOOR
APPROX. FLOOR
AREA 2151 SQ.FT.
(199.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1855 SQ.FT.
(171.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3976 SQ.FT. (365.4 SQ.M.)
Would every attempt have been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omissions, alterations, or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The structure, systems and appliances shown here will be formed and no guarantee as to their operability or efficiency can be given.
 Issued with planning approval

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		65	72
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		55
		EU Directive 2002/91/EC

Tenure Type: Freehold
 Council Tax Band: G
 Council Authority: Lichfield

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