



**Rookery Croft, 18 Aldridge Road, Little Aston,
Sutton Coldfield, B74 3BQ**



Improved, extended and refined regardless of cost to offer an exceptional level of accommodation, this impressive detached gated family home requires internal inspection to be fully appreciated. Stunning ground floor accommodation flows seamlessly and provides truly versatile and flexible living space with every possible comfort and luxury catered for. There is excellent potential for a fully self contained granny/teenager annex with independent access to the fore. The first floor is light and airy with a stunning principal bedroom suite forming a particular feature and offering a superbly fitted dressing room/ potential nursery room plus a luxury en suite shower/bathroom. Enviably located in a highly desirable residential area of Little Aston, Rookery Croft is set within a substantial mature plot surrounded by mature trees and shrubs. Aldridge Road affords ease of access to all amenities including local shops on Rosemary Hill Road and Walsall Road. Mere Green shopping centre provides comprehensive shopping facilities and highly regarded restaurants and fine bistro dining. Blake Street railway station is only a short drive away and provides commuters with ease of access to Birmingham and Lichfield City centres.

The accommodation briefly comprises the following, Impressive Canopy Porch Entrance with modern composite door and side panels with decorative glazed inserts leading to, Reception Hall, light and spacious with Karndean oak affect parquet flooring with decorative bead, modern moulded ceiling cornice, hand built oak staircase sweeping up to the first floor and useful under stairs clothes storage cupboard. A glazed communicating door opens to a delightful Lounge, a feature of which is a charming Inglenook with expensive limestone fireplace forming a focal point with living log gas fire and hearth with windows to side and down lighting, modern ceiling cornice, wide sliding PVCU double glazed doors and windows leading to a stunning Garden Room perfect for entertaining or simply relaxing and boasting two large lanterns complimented by full width bi folding doors and windows allowing the accommodation to flow seamlessly into the gardens, modern limed oak style Karndean flooring with inset bead. The Study is well proportioned and a must have for home office working with PVCU double glazed window to front elevation, limed oak style Karndean flooring with inset bead and decorative ceiling cornice.

The heart of this home is a superb, thoughtfully fitted kitchen/breakfast/dining room enjoying a comprehensive range of expensive high gloss Haus base and wall units with integrated LED cupboard lighting and undercover downlighting, integrated dishwasher and large built-in wine fridge, inset Neff five ring ceramic gas hob with extractor hood over, integrated coffee machine, large centre Island with raised breakfast bar, Quooker hot water tap, acrylic sink unit, limed oak Karndean floor flowing throughout, integrated Neff double oven and grill, integrated fridge and freezer, modern ceiling cornice and doors opening to both the Orangery and Family Room. Laundry/ Utility room range of matching high gloss base and wall units with ample space for washing machine and tumble dryer, modern composite door to the front, limed oak Karndean flooring. Boiler Room with two gas central heating boilers with unvented indirect water cylinder ensuring excellent water pressure to all showers. This area of the property offers totally flexible accommodation suitable for use as a fully self contained granny annex and offering a large double bedroom enjoying a wide PVCU double glazed window to front, ceiling cornice and inset downlighting.

A communicating door leads to an inner hallway with a luxuriously appointed shower room with Dansani suite which offers a novellini steam shower cubicle with rain shower head and hand held shower fitment, vanity unit with shaped wash basin and drawers under, WC and complimented by high quality ceramic wall and floor tiling. Games Room, a comfortable space with extractor fan, ceiling cornice and Karndean flooring. Family/Dining Room enjoying a large lantern window with full width bi folding doors providing a delightful open outlook over the rear garden, wall mounted Mitsubishi air conditioning unit. Gym and Sauna Room with a quality Sauna unit, full height mirrors to one wall and downlighting. The rear garden can be accessed via a PVCU double glazed door.

On the First Floor, a handcrafted Oak staircase with silver misted treatment and decorative balustrade and handrail, returns to a spacious first floor landing with a focal chandelier effect window to the front elevation, loft access, modern ceiling moulding. The Principal Bedroom is a stunning room enjoying three PVCU double glazed windows which overlook the rear garden with additional PVCU double glazed window facing front, recently fitted range of wardrobes with sliding mirror doors, wall mounted Mitsubishi air-conditioning unit, inset down lighting and ceiling cornice. Large walk in dressing room complimented by a range of extensive range of full height wardrobes with sliding mirror doors, PVCU double glazed window to front, inset down lighting. Superbly appointed ensuite bath/shower room with Darsarni suite and expensive coordinated ceramic floor and wall tiling, freestanding bath with wall mounted mixer tap, double shower cubicle with rain shower head and separate shower attachment large vanity unit with wash basin and drawers under, WC with concealed low-level suite, inset downlighting and PVCU double glazed window to rear. Bedroom two, an excellent double room with PVCU double glazed window to front. Bedroom three and four are two further doubles again complimented by PVCU double glazed windows. Principal Family Bathroom/Shower Room, appointed to an exceptional standard with luxury suite and coordinated ceramic floor and wall tiling, vanity unit with a large shaped wash basin with drawers under, double shower cubicle with inset shower and shower screen, WC, PVCU double glazed windows to rear and down lighting.

Outside, the rear gardens are a particular feature of this substantial family home. Screened by a range of mature trees and shrubs, the gardens enjoy a high degree of privacy. A full width patio leads to extensive shaped lawns with pathway.

To the fore, a sweeping driveway approach is screened from the road by mature shrubs and provides comprehensive off street parking.



Open Porch

Hall

Office 8' 1" x 11' 1" (2.46m x 3.38m)

Lounge 25' 1"max x 18' 10"max (7.64m x 5.74m)

Orangery 15' 0" x 33' 0" (4.57m x 10.05m)

Dining Room 15' 1" x 10' 11" (4.59m x 3.32m)

Kitchen/Breakfast Room 16' 0" x 25' 0" (4.87m x 7.61m)

Utility 8' 0" x 7' 0" (2.44m x 2.13m)

Inner Hall

Bedroom Five 11' 1" x 14' 10" (3.38m x 4.52m)

Steam Shower Room 5' 1" x 10' 1" (1.55m x 3.07m)

Games Room 14' 11" x 11' 03" (4.54m x 3.35m)

Gym/Sauna Room 7' 10" x 12' 02" (2.39m x 3.65m)

WC

Landing

Bedroom One 20' 1"max x 16' 1"max (6.12m x 4.90m)

Ensuite 6' 1" x 11' 0" (1.85m x 3.35m)

Dressing Room 7' 0" x 13' 0" (2.13m x 3.96m)

Bedroom Two 10' 10" x 14' 03" (3.30m x 4.26m)

Bedroom Three 11' 05" x 11' 04" (3.35m x 3.35m)

Bedroom Four 10' 10" x 11' 04" (3.30m x 3.45m)

Family Bathroom 10' 0" x 7' 11" (3.05m x 2.41m)



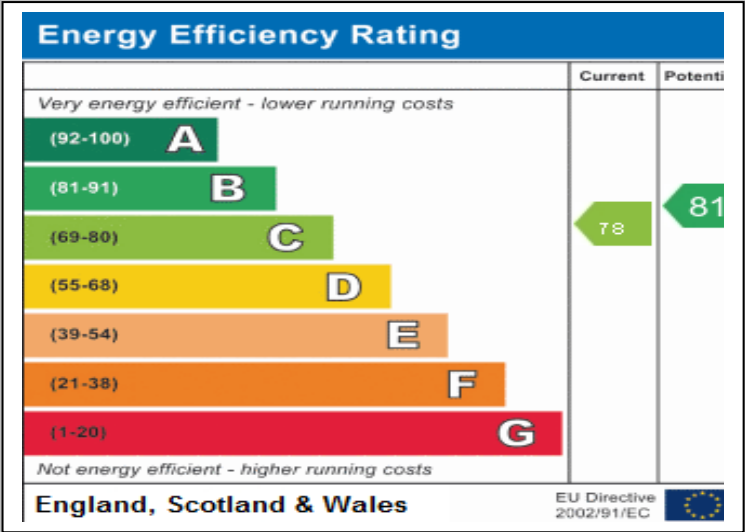


FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating



Map Location





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