



**11 Lakeside, Little Aston, Sutton Coldfield, West Midlands, B74 3BJ**



With breath taking views of the glimmering lake and greenery surrounding it, this top floor apartment enjoys a balcony perfect for basking in the sun and sitting in the evening with a cup of tea, feeling the fresh air and cherishing the surroundings. A gated and tree lined avenue approaches the apartment past the historic Little Aston Hall and immediately sets the scene for this grand and idyllic location.

A secure communal entrance hallway with lift and staircase leads to the top floor landing and entrance door to the reception hall. The charming lounge is light and bright with picture windows and an archway leads into the dining room which enjoys sliding patio doors onto a balcony with glazed panels and glorious views. The kitchen breakfast room is well fitted with a comprehensive range of quality base and wall units with large dual aspect picture windows to maximize the views, further complemented by integrated appliances. Bedroom one has a range of fitted wardrobes and an en-suite bathroom and approached via an inner hallway, are two further bedrooms and a well-appointed shower room.

On the ground floor, a generous tandem garage is privately accessed and provides secure parking for two vehicles and ample storage space with fitted shelves and cupboards, a sink, and provision for a washing machine, dryer, fridge and freezer.

This charming development is well placed for ease of access to neighbouring villages including Aldridge, Four Oaks, Streetly and Shenstone and major cities and towns for theatres, museums, parks and shopping. For the sporting enthusiast there is Little Aston Golf Club, tennis courts at Little Aston, Streetly and Four Oaks as well as Four Oaks Cricket Club.



**Entrance Hall**

**Lounge/Diner**

*22' 7"max x 19' 6"max (6.88m x 5.94m)*

**Breakfast Kitchen**

*18' 10" x 9' 10" (5.74m x 2.99m)*

**Bedroom One**

*11' 10" x 19' 10" (3.60m x 6.04m)*

**Ensuite**

*8' 10" x 6' 4" (2.69m x 1.93m)*

**Bedroom Two**

*8' 2" x 10' 9" (2.49m x 3.27m)*

**Bedroom Three**

*9' 8" x 6' 7" (2.94m x 2.01m)*

**Bathroom**

*6' 7" x 6' 7" (2.01m x 2.01m)*

**Garage**





## FLOORPLAN

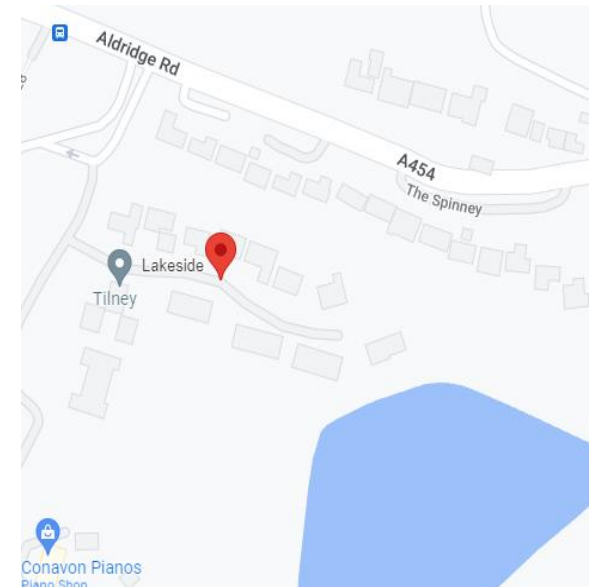
Floorplan is for illustration purposes only and not drawn to scale



## Energy Efficiency Rating

**NEW INSTRUCTION  
AWAITING  
EPC**

## Map Location





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