



**49 Beech House , Little Aston Hall Drive, Little Aston, Sutton  
Coldfield, West Midlands, B74 3BF**

**PAUL  
CARR**  
*Estate Agents*

EXCLUSIVE AND RURAL HOMES



This top floor luxury apartment is well maintained throughout to create a lovely modern light and airy apartment for the discerning purchaser to enjoy. Benefiting from having both a lift and staircase, the secured communal areas provide access to the private landscaped grounds to the rear.

This well-appointed apartment has one double bedroom, with fitted wardrobes and a large fitted kitchen with well fitted wall and base units, spacious through lounge/diner provides ample of space to relax and dine in whilst enjoying the stunning outdoor views. Outside, there is a garage set within a gated complex complete with electricity supply and electric up and over door.

The stunning landscaped grounds with views of Little Aston Hall provide a tranquil setting for owners to enjoy. Beech House forms part of a prestigious gated development constructed within the grounds of Little Aston Hall estate and surrounded by peaceful and beautifully landscaped gardens containing a lake which is home to an abundance of wildlife. Restricted to an entrance age of 55 years, this superbly appointed and considerably improved second-floor apartment offers the discerning purchaser a lifestyle of unparalleled peace and tranquillity along with a high degree of security.

**Entrance Hall**

**Lounge/Diner**

*22' 4" x 11' 5" (6.80m x 3.48m)*

**Kitchen**

*14' 2" x 8' 1" (4.31m x 2.46m)*

**Bedroom One**

*13' 3" x 14' 10" (4.04m x 4.52m)*

**Ensuite**

*8' 1" x 6' 6" (2.46m x 1.98m)*

**WC**

*8' 2" x 3' 2" (2.49m x 0.96m)*

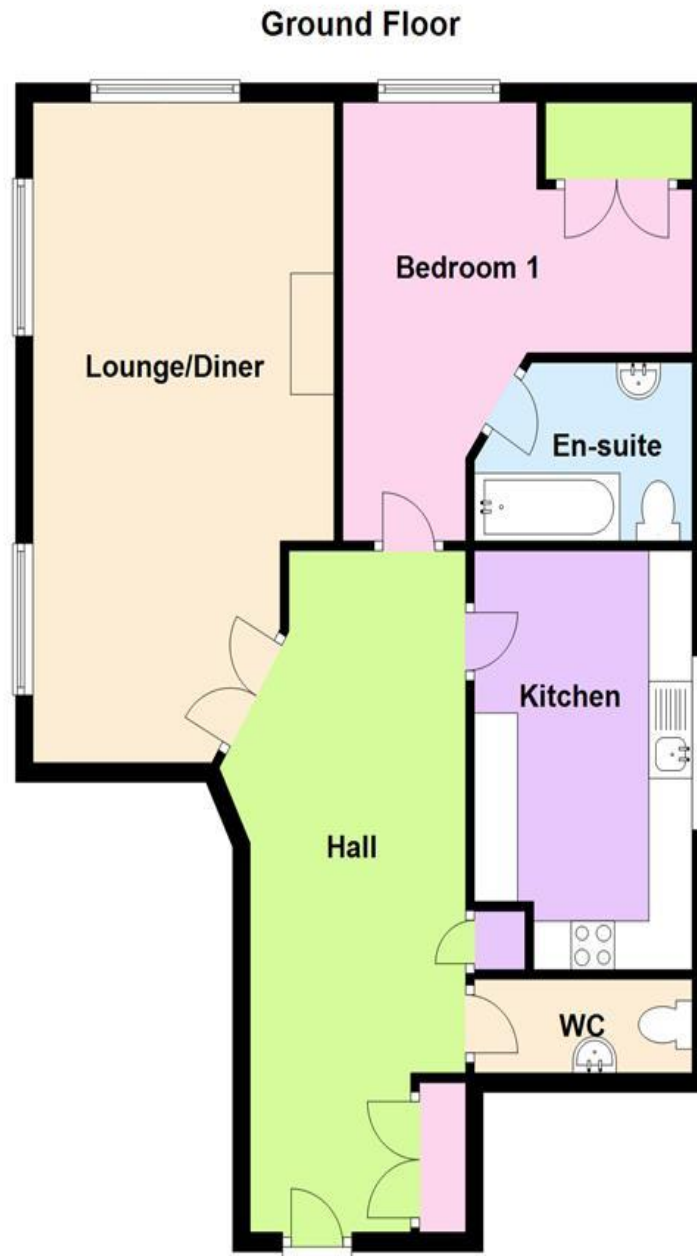






## FLOORPLAN

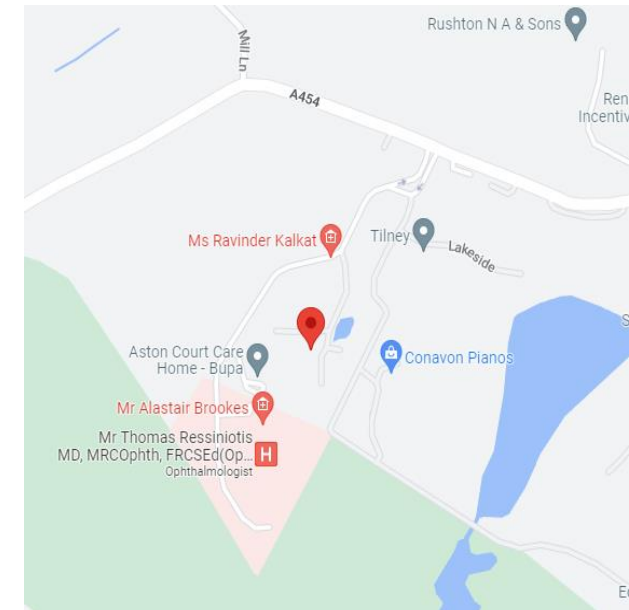
Floorplan is for illustration purposes only and not drawn to scale



## Energy Efficiency Rating

**NEW INSTRUCTION  
AWAITING  
EPC**

## Map Location





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.



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