



Fotherley Brook Road  
Little Aston



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## Little Aston



Lovett&Co Estate Agents are delighted to offer for sale this stunning three bedroom semi-detached family home sits quietly on a corner plot within a peaceful cul-de-sac—an ideal setting for children to play!

With planning and plan drawn up for a substantial side extension (see photos).

Recently renovated and ready to move into, the property also boasts a versatile studio/home office cleverly created within the garage.

One of the standout features is the gorgeous kitchen and bathroom—both thoughtfully designed to maximize space and finished to an exceptional standard. The kitchen impresses with its deep blue cabinetry, stylish copper handles, and modern layout, while the bathroom offers a luxurious retreat with a stunning bath and spacious walk-in shower.

The lounge and dining area is bright and generously sized, providing plenty of space to relax, entertain, and dine. Patio doors open directly onto the garden, enhancing the indoor-outdoor flow.

Upstairs, there are two spacious double bedrooms and a well-sized third single room, perfect for a child's bedroom, guest space, or home office.

Outside, the private rear garden is a fantastic space for families, featuring a large patio, a secure gated side entrance, and access to the garage, which has been fully boarded and is currently used as a studio but could easily serve as a home office. At the front, a block-paved driveway offers ample parking for multiple vehicles.

The location is perfect for families, with Little Aston Primary School nearby, which feeds into King Edward VI in Lichfield. The property is also well-positioned for access to Aldridge, Streetly, Stonnall, and Four Oaks, all of which offer local shops and amenities. Golf enthusiasts will appreciate the proximity to Aston Wood Golf Club.

### RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light points, fitted cloak cupboards, radiator with cover and matching side board, carpeted stairs to the first floor and doors to the lounge and kitchen.

### OPEN PLAN LOUNGE-DINER:

7.47m x 3.28m (24'6" x 10'9")

Luxury Karndean flooring, ceiling light points, radiators with covers, window to the front and patio doors to the garden.

### KITCHEN:

3.96m x 2.34m (13'0" x 7'8")

Modern fitted kitchen with a range of complementary cupboards, drawers and work tops, with integrated electric oven, grill and electric hob with hood, dishwasher, space for a washing machine and dryer, plus fridge-freezer, light point, under stairs pantry, window to rear and door to the side.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft access hatch with pull down ladder to the boarded attic space, doors to the family bathroom and bedrooms.

### BEDROOM ONE:

3.86m x 3.28m (12'8" x 10'9")

Carpeted flooring, ceiling light point, radiator, window to the rear.

### BEDROOM TWO:

3.28m x 3.15m (10'9" x 10'4")

Carpeted flooring, ceiling light point, radiator and window to the front.

### BEDROOM THREE:

2.46m x 2.34m (8'1" x 7'8")

Carpeted flooring, ceiling light point and window to the front.





### **FAMILY BATHROOM:**

2.87m x 2.34m (9'5" x 7'8")

Stunning suite comprising: free standing bath with side taps, separate shower cubicle, drawer unit with wash hand basin, low level WC, tiled flooring and walls, ceiling spot lights, heated towel rail and window to the rear.

### **OFFICE/STUDIO:**

7' 10" x 8' 0" (2.40m x 2.44m)

Situated at the front of the garage with twin opening doors to the front, light and electric points, ideal for use as home office or studio.

### **GARAGE:**

7' 10" x 6' 11" (2.40m x 2.10m)

Accessed via the additional storage shed at the rear.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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