

8 THE SPINNEY
LITTLE ASTON
SUTTON COLDFIELD
B74 3BL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Being Sold by Aston Knowles Modern Auction (BUY IT NOW
Option Available) – Reservation Fee Applies

Nestled in a sought-after locale, this charming six-bedroom family home boasts spacious living accommodation and a delightful rear garden, offering an ideal retreat for families.

ACCOMMODATION:

Ground floor:

Porch entrance

Reception hallway

Open plan drawing room/dining area

Breakfast kitchen with pantry

Utility

Guest cloakroom

First floor:

Landing

Six bedrooms

Two ensembles

Family bathroom

Outside:

Integral garage

Tarmac driveway for parking

Laid to lawn rear garden with patio area

Total Approximate Floor Area: 2,652 Sq Ft (247 Sq M)

EPC Rating: E

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The property is situated in the highly sought-after Little Aston area of Sutton Coldfield. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Nearby schools include Little Aston Primary and Four Oaks School, King Edwards VI school, Lichfield and Lichfield Cathedral school. Purchasers are advised to check with the Council for an up to date information on school catchment areas.

Located in nearby Mere Green provides a good selection of bars and restaurants and M&S and Sainsbury's supermarkets. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

Approximately a mile away is Sutton park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Description of Property

Step through the front door into the porch entrance, leading seamlessly into the reception hallway. To the left, a convenient cloaks cupboard and guest cloakroom offer practicality.

The hallway flows into the open-plan drawing room and dining area, providing a spacious and versatile living space. Bi-folding doors open onto the rear garden, creating a seamless indoor-outdoor flow, while a fireplace adds warmth and charm.

The kitchen overlooks the expansive garden and boasts ample storage, workspace, and modern appliances, including a gas hob, built-in double oven, and dishwasher. Adjacent to the kitchen is a utility room with additional WC, washing machine, and space for a tumble dryer. Internal access to the garage adds convenience, with a second door leading to the garden.

Ascending to the first floor, five generously sized bedrooms await, each adorned in a neutral and contemporary style. The sixth principal bedroom features an en-suite shower room, offering a private sanctuary, while a third bedroom benefits from its own en-suite bathroom.

A family bathroom completes the first floor, ensuring comfort and convenience for all occupants.

Gardens and Grounds

Nestled in the coveted area of Little Aston. As you approach, a well-maintained tarmacked driveway and meticulously

landscaped front garden greet you, setting a hospitable ambiance. The property offers the convenience of an integral garage and ample additional parking space on the driveway.

Stepping into the rear of the home, you'll discover a generously sized enclosed garden, thoughtfully landscaped and predominantly adorned with lush green lawn. A tiled patio area provides the perfect setting for alfresco gatherings during the balmy summer months, offering an inviting space for relaxation and outdoor entertainment.

Modern Auction

This Property is Being sold by Aston Knowles Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £10,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.

Distances

- Sutton Coldfield town centre - 3.2 miles
- Birmingham - 9.3 miles
- Lichfield - 6.9 miles
- Birmingham International/NEC - 17.5 miles
- M6 (J6) - 8.9 miles

(Distances approximate)

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn left onto The Spinney, and the property will be on your right.

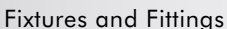
Terms

Tenure: Freehold
Local Authority: Lichfield District Council
Tax Band: G
Broadband average area speed: 500 Mbps

Services

We understand that mains water, gas and electricity are connected.





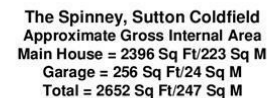
Viewings

Disclaimer

- Photographs taken March 2021
- Particulars prepared March 2021

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity

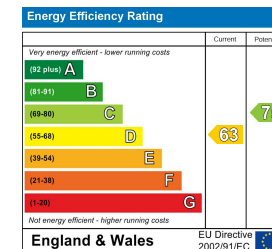


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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