



The Spinney, Little Aston - B74 3BL
£850,000

 **MOORHOUSE**



The Spinney

Little Aston, Sutton Coldfield

Upon entering, you are greeted by a large, welcoming hallway that sets the tone for the spacious and beautifully appointed interiors beyond.

The living room is a highlight, flooded with natural light from two sets of French doors that open directly onto the rear garden, creating a seamless connection between inside and out. The formal dining room provides an elegant setting for entertaining, with ample space for family gatherings or sophisticated dinner parties. A separate study, perfect for home working or quiet reading, adds further flexibility to the ground floor layout.

The heart of the home is the stunning fitted breakfast kitchen, featuring exquisite cabinetry, sleek granite worktops, high-end integrated appliances, and a generous breakfast island - ideal for casual dining or early morning coffee. A guest WC is conveniently located off the hallway and completes the ground floor accommodation.





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The first floor landing leads to the principal bedroom, complete with fitted wardrobes and a stylish en-suite shower room. Three further bedrooms, each light and airy, offer comfortable accommodation for family or guests, and are served by a contemporary family bathroom.

The property also benefits from a double garage, providing secure parking and additional storage. A large private driveway to the front provides additional parking for multiple vehicles.

Stepping outside, the property continues to impress with its expansive south facing rear garden, offering a tranquil haven for relaxation and recreation, framed by mature borders that enhance the sense of privacy. The rear garden is thoughtfully landscaped, featuring a generous patio area that is perfect for al fresco dining or summer barbeques, while the extensive lawn provides plenty of space for children to play or for keen gardeners to create their own oasis.

With its blend of generous proportions, elegant interiors, and outstanding outdoor space, this remarkable home in Little Aston represents a rare opportunity to secure a property of such quality and distinction.







FEATURES:

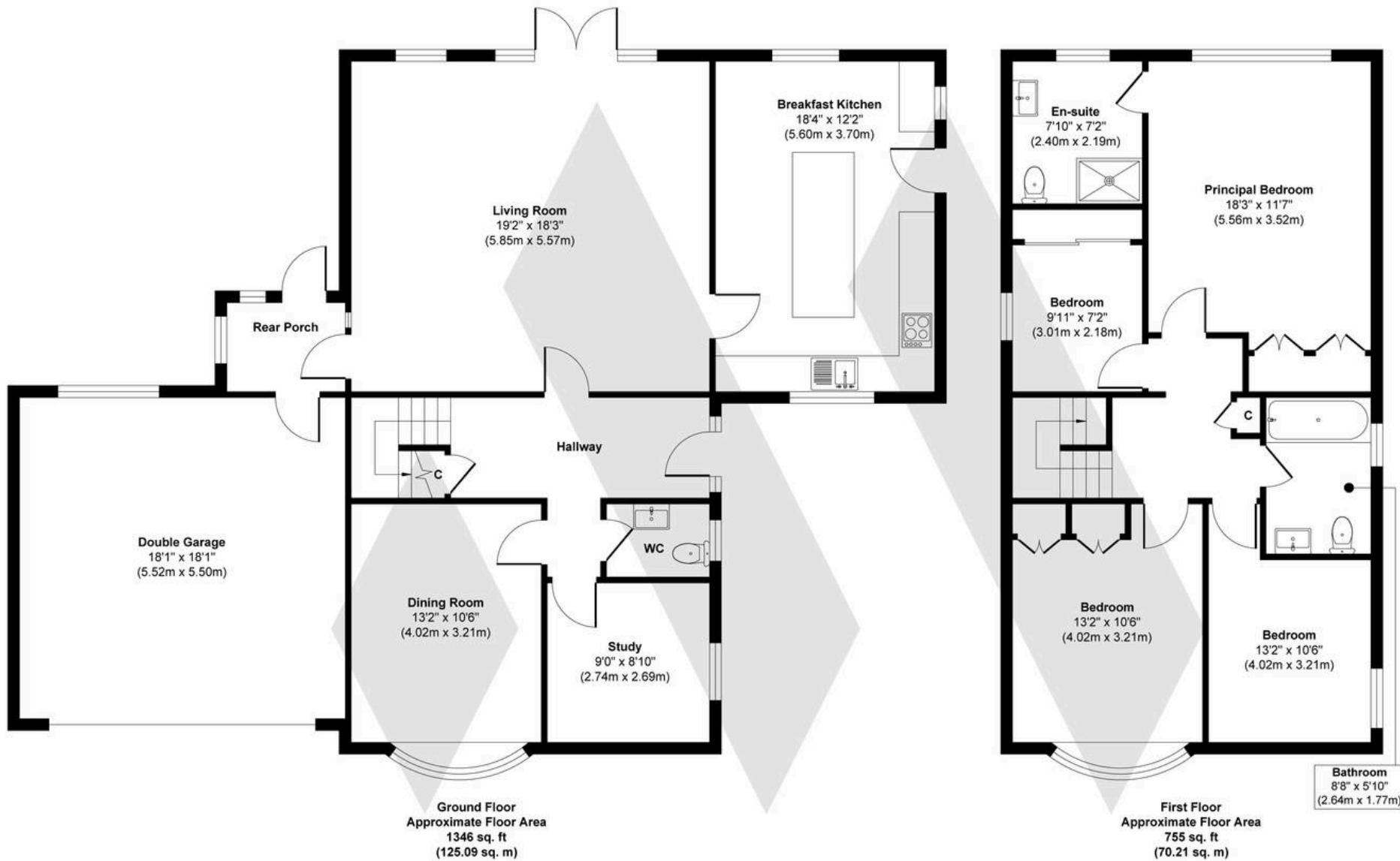
- A spacious detached family home with four bedrooms and separate study
- Situated in the highly desirable Little Aston area of Sutton Coldfield
- Three reception rooms to include the large living room
- Stunning breakfast kitchen
- Large welcoming hallway with Guest Wc
- Beautifully private and large rear garden
- Double garage and large private driveway with ample off-road parking
- Further potential to extended subject to necessary permission

INTERESTED?

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Approx. Gross Internal Floor Area 2101 sq. ft / 195.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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