Knight Frank



MALTINGS, SUTTON COLDFIELD

West Midlands, B74 3AU



A REMARKABLE HOUSE WITH STUNNING VIEWS.

A contemporary house of incomparable design and specification situated in the prestigious gated location on Squirrel Walk, Little Aston. Exceptional accommodation, beautifully landscaped gardens and uninterrupted views of Little Aston Lake.



4 3 3 F

Local Authority: Lichfield Concil

Council Tax band: H

Tenure: Freehold

Services: Mains electricity, gas, drainage and water.

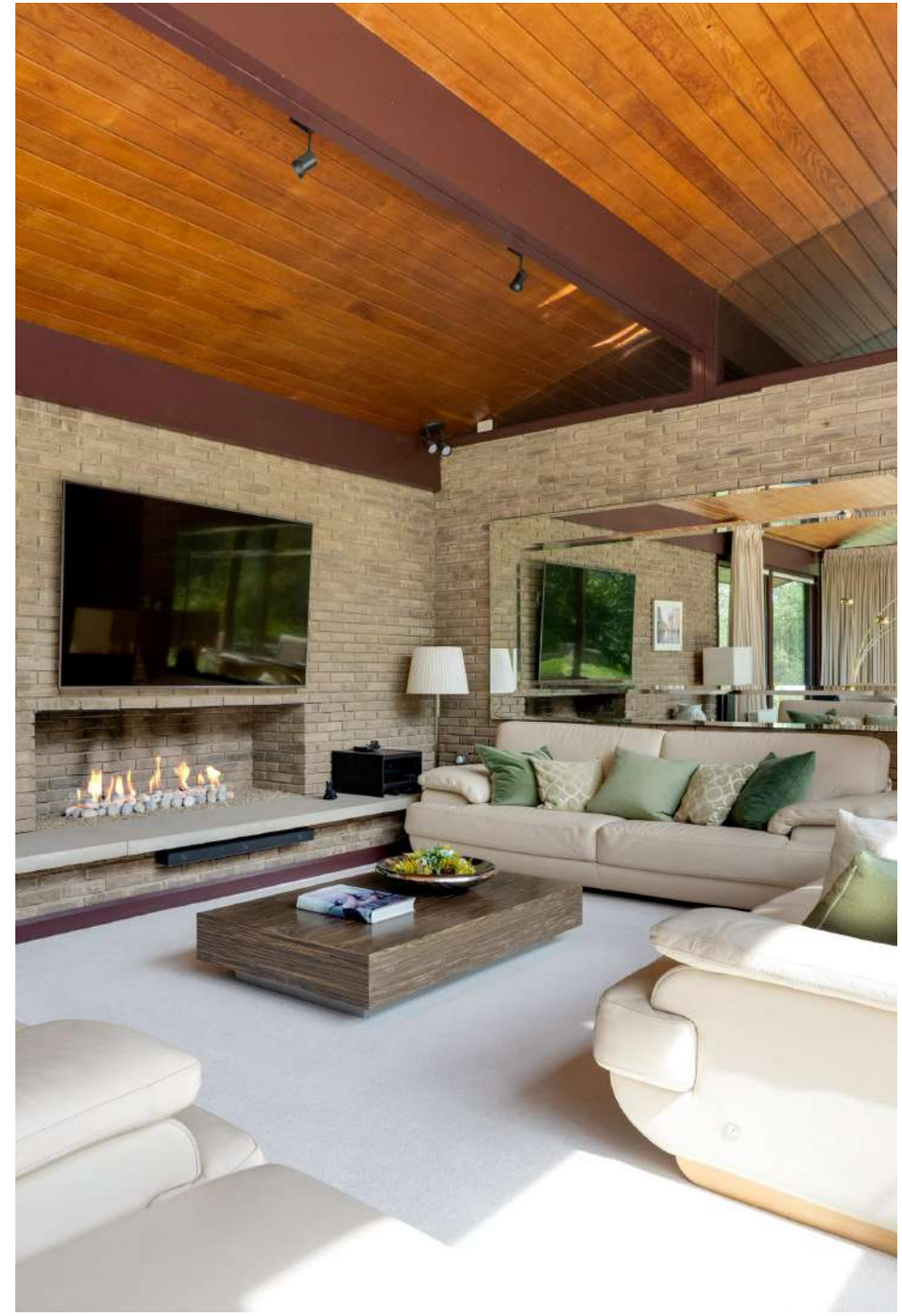
Guide Price: £2,350,000



MALTINGS, SQUIRREL WALK

Maltings is situated within the sought after village of Little Aston located on the enviable gated Squirrel Walk development, enjoying a discreet position in a secluded corner. Built in 1970, Maltings feels remarkably contemporary as its striking architecture has stood the test of time, with the property's architectural importance reflected in its listed status. The property enjoys a peaceful setting yet remains conveniently well placed for excellent road and rail connections, as well as highly regarded schools.

The property is approached by a generous driveway providing ample parking and flanked by mature gardens of specimen trees and mature borders. A vaulted porch provides an impressive arrival, opening into a bright and welcoming hall bathed in natural light.









THE PROPERTY

From the hall, a guest cloakroom is conveniently positioned, while a spiral staircase leads to a mezzanine level snug, providing a lovely retreat overlooking the magnificent views of the garden and lake. The principal reception room is nothing short of breath-taking. A vaulted ceiling soars above floor to ceiling windows flooding the space with natural light. Bi-fold doors open onto a generous terrace creating a seamless transition between indoor and outdoor living. Accessed from the hall the well-appointed kitchen enjoys pleasant views of the front garden and is fitted with extensive cabinetry alongside a selection of integrated appliances. Beyond, a separate utility room offers additional storage and use. Pocket doors open into another beautiful reception room, where a vaulted ceiling, floor-to-ceiling windows create light and space. Above, the mezzanine level snug overlooks the room below adding architectural interest and enhancing the distinctive design. Doors open directly onto the garden connecting the interior with the surrounding landscape. The spacious study is fitted with cabinetry offering a functional working environment. Again, floor-to-ceiling windows allow the light to flood in and doors provide access to the outdoors. From the study, there is access to a boiler room, along with two external storage rooms. The generous garage, fitted with electric doors, also benefits from direct access to the house, providing excellent convenience and practicality.







The four bedrooms are conveniently arranged together, three of which benefit from their own en suite facilities. The principal bedroom is generous in size, featuring two walk-in wardrobes and a spacious en suite bathroom. The feature floor-to-ceiling glazing adds to the ambience of this inviting room. All bedrooms enjoy delightful views of the beautiful grounds. This area benefits further from a walk-in storage cupboard, an airing cupboard, and a separate linen cupboard, providing plenty of useful storage.

Gardens and Grounds

Enjoying picturesque views over the lake and beautiful gardens, this outstanding outdoor space provides an idyllic setting for relaxation and entertaining. The patio area provides a variety of seating spots, with subtle outdoor lighting enhancing the garden's appeal after dark.





LOCATION

This four-bedroom detached property enjoys a highly desirable position within Little Aston. The area benefits from excellent transport links, with easy access to regional centres and the motorway network, including the M6 Toll and M42, providing straightforward connections to Birmingham and Lichfield. Little Aston is renowned for its leafy surroundings and excellent access to amenities. Nearby Streetly, Mere Green, Four Oaks and Sutton Coldfield offer a wide range of shops, restaurants, cafes and leisure facilities and include Sutton Park, a national nature reserve which has over 2,400 acres of woodland for families to explore. Alongside this, Little Aston Golf Club is conveniently close by, offering exceptional golfing facilities, an elegant clubhouse and dining experience, making it a highly desirable feature of the local area.







Maltings, Squirrel Walk, Little Aston
Approximate Gross Internal Area
Main House = 374 sq.m/4030 sq.ft
Store/Workshop = 8 sq.m/85 sq.ft
Garages = 88 sq.m/950 sq.ft
Total = 470 sq.m/5065 sq.ft

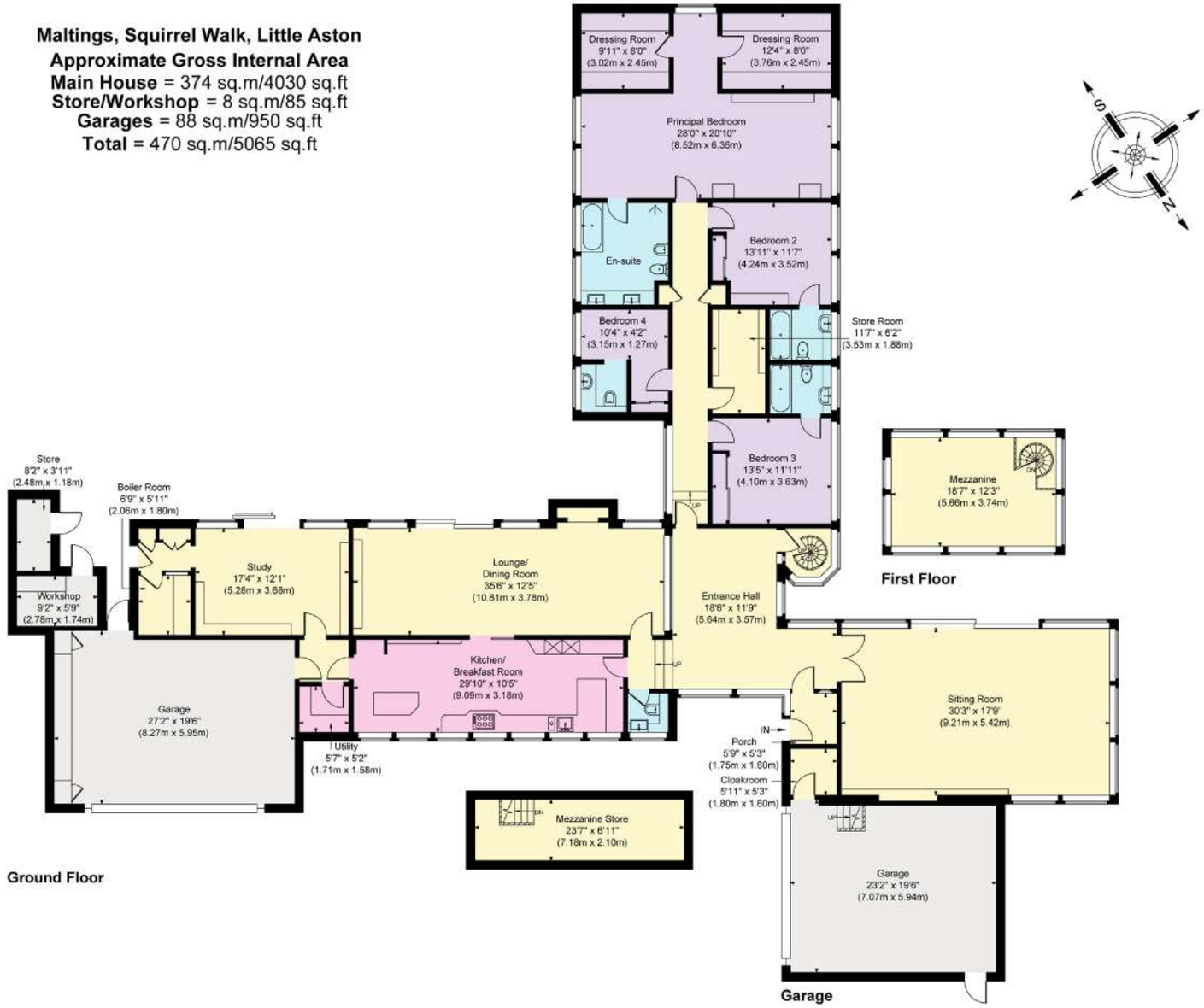


Illustration for identification purposes only, measurements are approximate, not to scale.
Holmes Property Marketing © 2026

We would be delighted to tell you more.

Victoria McLaughlin
01785 331969
victoria.mclaughlin@knightframe.com

Knight Frank
103 Colmore Row, Birmingham
B3 3AG

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP