



12 Little Aston Hall, Little Aston,
Sutton Coldfield, B74 3BH

**PAUL
CARR**
Estate Agents

EXCLUSIVE & RURAL HOMES

12 Little Aston Hall, Little Aston, B74 3BH

A top floor 'penthouse' apartment with large balcony and stunning views! Located at the prestigious 'Little Aston Hall' development, this superb apartment has three bedrooms (principal bedroom with en-suite shower room), house bathroom, well appointed breakfast kitchen with built in appliances, substantial lounge with dining area and a large open balcony accessible from both the lounge and principal bedroom. This wonderful apartment is further enhanced by a tandem garage and stunning communal grounds.

Come Inside:

Accessed from the communal hallway via stairs or lift, the welcoming entrance hall has doors radiating to the well-presented accommodation. Double doors lead into the bright through lounge with dining area. Patio doors lead from both areas to the large open balcony, ideal for relaxing with a drink and enjoying the views of the gardens and lake. The breakfast kitchen has a range of wall and base units with integrated appliances and space for a table and chairs. The principal bedroom enjoys delightful views over the communal gardens and lake and features a range of fitted bedroom furniture and a door to the en-suite bathroom. Bedroom two is also a good size with a range of fitted bedroom furniture and enjoys views to the fore over mature trees. Bedroom three also to the front, is currently used as a study. The tandem garage has an electric up & over door to the front with window to the rear and benefits from having electric supply and water.

Come Outside:

The communal gardens are an absolute dream! set in several acres of beautiful parkland with mature trees and a stunning lake, the gardens offer a haven for wildlife and are the perfect place to enjoy the tranquility of the surroundings.





















Additional Information

Leasehold

EPC Rating

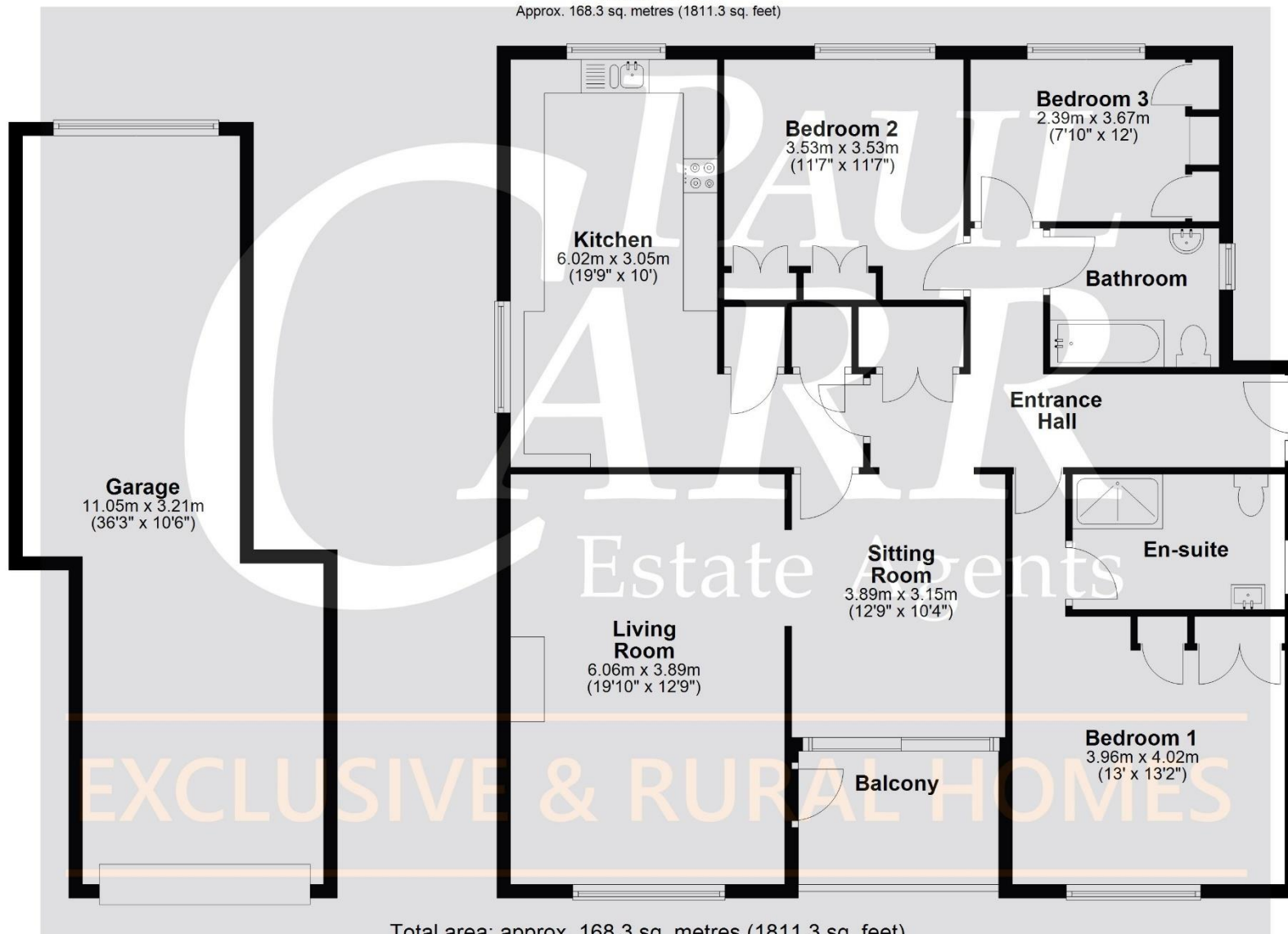
D

Council Tax Band

G

Second Floor

Approx. 168.3 sq. metres (1811.3 sq. feet)



Total area: approx. 168.3 sq. metres (1811.3 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA
Email: sales@exclusiveandruralhomes.co.uk
Tel: 0121 308 5511

www.exclusiveandruralhomes.co.uk



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