



Little Aston Lane,  
Sutton Coldfield, B74 3UA

**£550,000**

Potential Location and Space - This is a wonderful opportunity to acquire a detached home with space, flexibility, and significant scope to add value.

The ground floor features a spacious living and dining room, providing a bright and versatile space perfect for relaxing or entertaining. The kitchen offers ample storage and workspace, with scope for modernisation to suit your taste and style.

Upstairs, the property boasts three generous double bedrooms, offering comfortable accommodation for families or those needing additional home office space. A family bathroom and separate WC add convenience and practicality.

Externally, the home benefits from a large garden, ideal for outdoor living, gardening enthusiasts, or future extension potential (subject to planning permission). To the rear, there is a substantial garage and workshop, providing excellent storage, hobby space, or development possibilities. Little Aston Lane is approached via Walsall Road and Rosemary Hill Road/Blake Street. Blake Street Station which provides a regular service between Birmingham and Lichfield City centres is a 10 minute walk. For the sporting enthusiast there is Aston Wood Golf Club on Blake Street, Four Oaks Cricket Club on Clarence Road and Little Aston Tennis Club on Little Aston Lane. Local amenities on Blake Street which provide a choice of convenience stores, whilst a Co-op grocery store can be found on Clarence Road.

Tenure: We can confirm the property is Freehold.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Porch

Hall

Living Room 3.68m (12'1") x 3.68m (12'1")

Dining Room 3.78m (12'5") x 3.66m (12')

Kitchen 3.73m (12'3") x 2.82m (9'3")

Garage

Workshop

Landing

Bedroom 1 3.71m (12'2") x 3.69m (12'1")

Bedroom 2 3.81m (12'6") x 3.68m (12'1")

Bedroom 3 2.82m (9'3") x 2.72m (8'11")

Bathroom

WC





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

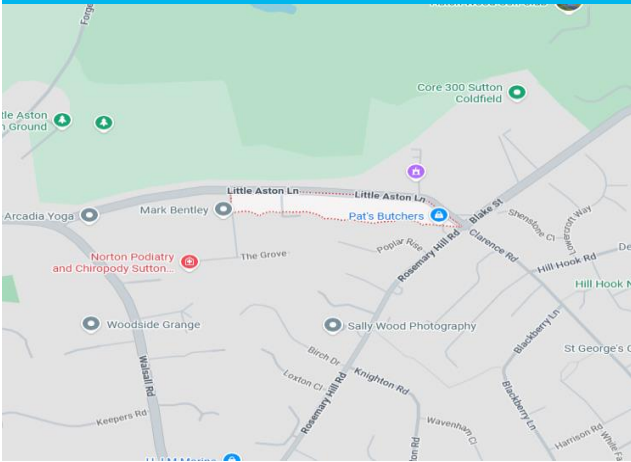


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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our 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. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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