



York House, 20 Little Aston Park Road, Little Aston B74 3BZ

OFFERS AROUND - £1,425,000

This deceptively spacious, Freehold, detached family residence is set in an exclusive, highly regarded location, amidst properties of a similar calibre. This thoughtfully improved, well designed home provides generous, versatile accommodation that offers excellent potential for further enlargement or alteration subject to any necessary planning permissions/building regulations.

Ideally placed for convenience, the charming and vibrant Streetly Village is just a short stroll away, offering an eclectic mix of restaurants, independent shops, and cafes. Additionally, the natural beauty of Sutton Park, with its 2,400 acres of woodland, and lakes, lies nearby, providing a perfect setting for outdoor recreation and family walks. Commuters are well served by transport links, with access to the Cross City rail line at Four Oaks station, providing direct links into Birmingham. Furthermore, the property is well-connected by road, being within a few miles of the M6 motorway and associated links, offering swift access to the Midlands motorway network.

The spacious accommodation is complemented by gas central heating and PVC double glazing (both where specified) and benefits from security alarm system for peace of mind. Entered via a welcoming reception hall with guest cloakroom/WC off, a generous rear lounge opens through to the dining room / area which in turn seamlessly connects to a bright garden / sitting room overlooking rear garden — ideal for entertaining and everyday family life. A further reception room provides a flexible space for a home office or den, and in turn flows into the property's crowning jewel — a comprehensively fitted breakfast kitchen. This superb space features a contemporary central island unit, a range of integrated appliances, and extensive storage — perfect for both informal dining and social gatherings.

To the first floor lies a large and well-planned suite of bedrooms. In total, there are four double bedrooms, each offering comfort and space. The principal bedroom benefits from fitted wardrobes, a dressing area, concealed box room, and a generously sized, well-appointed en-suite bathroom. Bedrooms two and three also enjoy en-suite facilities, while a stylish family bathroom — each fitted with white suites — completes the upper floor.

Externally, the property is set well back from the road and includes a large garage and driveway parking. To the rear, the home enjoys a generous, mature garden with a tree-lined aspect and open fields beyond, offering a delightful sense of privacy and tranquillity — a rare find in such a central location. To fully appreciate the scale, flexibility, quality, and further potential on offer, we highly recommend an early internal inspection.



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A deep multi-vehicular driveway having a side lawn flanked by laurel hedges gives access to the property via a multi-locking front door with obscure double glazed inset opening to:

FULLY ENCLOSED PORCH: Obscure double glazed window to front, oak door opens to:

WELCOMING RECEPTION HALL: PVC double glazed window to front, radiator.

GUEST CLOAKROOM/WC: Obscure PVC double glazed window to side, white low-flushing WC, wash hand basin, radiator, double cloaks cupboard.

SPACIOUS LOUNGE: 22' x 12'4" Double glazed patio doors to rear, coal effect living flame fire set into a marble feature fireplace with matching hearth and mantle, two double radiators with decorative covers, open plan to:

DINING ROOM: 13'10" x 11'3" minimum / 12'2" max PVC double glazed window to rear, three easy-tread steps lead to:

REAR GARDEN ROOM: 13'4" x 13' Double glazed bi-fold doors to rear with porthole, double-glazed window to side, radiator with cover.

FAMILY/DAY ROOM: 21' x 10'8" max / 9' min PVC double glazed window to front, two radiators.

SUPERB COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 18'10" x 16'10" Wide double glazed bi-fold doors to rear. Central wide island unit with inset sink and induction hob having concealed extractor above. A range of handleless contemporary base units including drawers and wine fridge. Further bank of coordinating units fitted to both base and wall level. Set to the side are integrated dishwasher, fridge, and freezer, together with elevated twin ovens, matching dresser unit, granite work surfaces with glazed splash backs and further inset twin bowl sink. Two tall contemporary radiators. Space for breakfast table.

UTILITY ROOM: 15' x 7'6" PVC double-glazed window and half double glazed door to side. Fitted wall and base units coordinating to kitchen, having worktop with inset sink unit, recesses for appliances, radiator, door to garage.

RETURN STAIRS TO LANDING: PVC double glazed window to front.

BEDROOM ONE: 18'6" x 14'6" max / 12'5" min Tall feature PVC double glazed window to rear set into a part-vaulted ceiling, radiator. Two double fitted wardrobes, fitted dressing table, and further double wardrobe doors concealing entrance to: **BOX ROOM:** 11' x 6'4"



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





DRESSING AREA: 5'4" (to wardrobes) x 5' Two single and two double fitted wardrobes, door to:

ENSUITE BATHROOM: 13' x 8' PVC double glazed window to rear. Feature freestanding bath in white, matching his and hers vanity wash hand basins with double base units beneath, low-flushing WC, contemporary half-height tiling, tiled floor, tall radiator.

BEDROOM TWO: 18'8" max / 16'5" min x 12'8" plus door recess PVC double glazed window to front, two single and two double fitted wardrobes, double radiator.

EN SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle, wall hung wash hand basin, low flushing WC, complementary tiled splash backs, radiator, tiled floor.

BEDROOM THREE: 14'9" x 11'6" max / 9'1" min plus door recess Tall PVC double glazed window to rear, two double fitted wardrobes, radiator.

EN SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle, vanity wash hand basin, low flushing WC, chrome ladder style radiator, tiled splash backs.

BEDROOM FOUR: 12'6" x 11'4" PVC double glazed window to front, radiator.

FAMILY BATHROOM: PVC double glazed obscure window to side. Matching white suite comprising bath, wash hand basin with fitted double base unit, low flushing WC, radiator, airing cupboard.

LARGE GARAGE: 17'1" x 15'7" Electric garage door, door to utility room. (Please check the suitability of this space for parking or storage prior to purchase.)

OUTSIDE: Patio area leads to a generous lawned rear garden, having mature trees to rear, a selection of shrubs and bushes, timber fencing and shed.

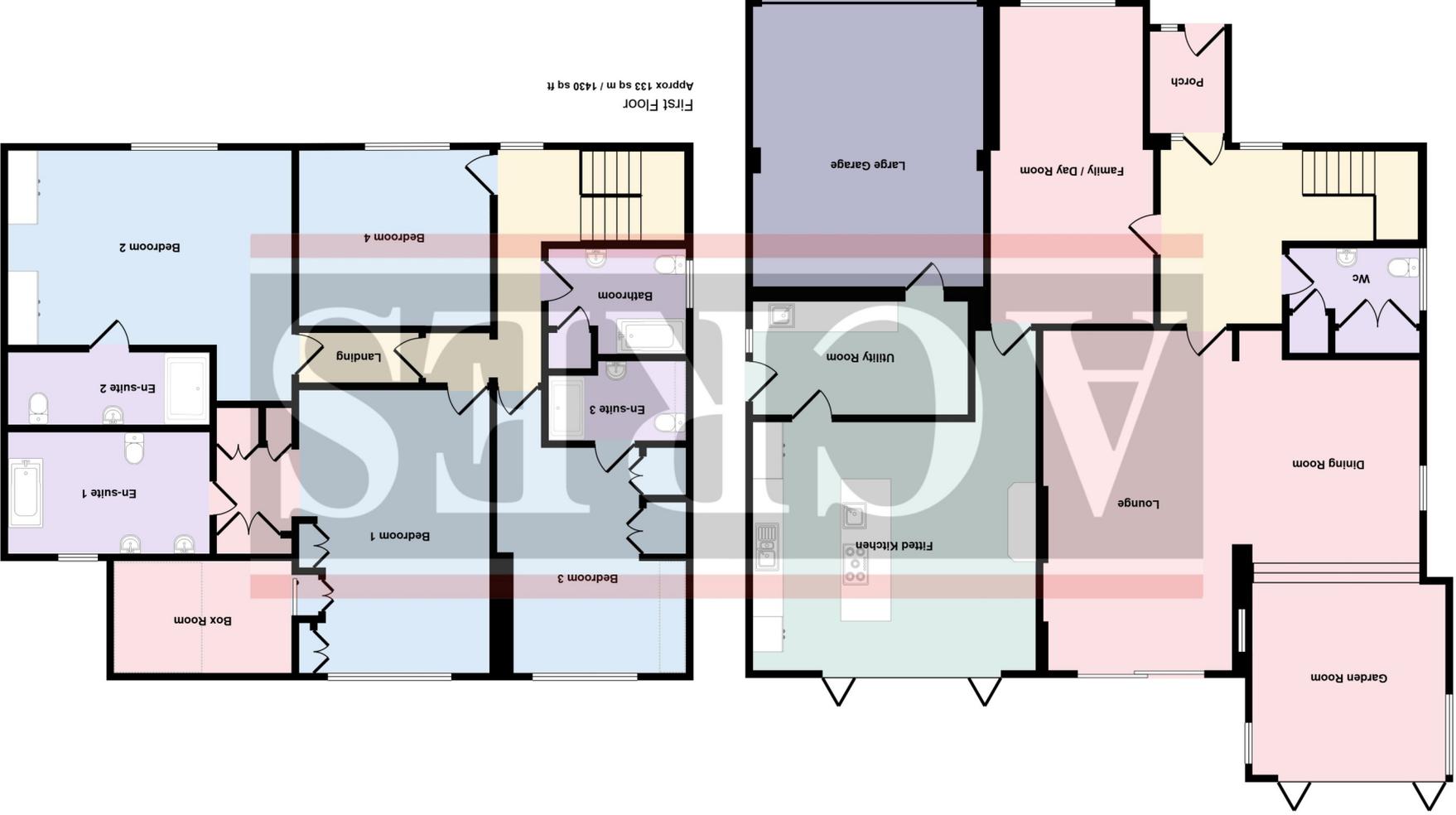


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G





Ground Floor
Approx 170 sq m / 1830 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.