



York House

Little Aston Park Road

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This is a genuinely impressive four-bedroom detached home extending to approximately 3,111 sq ft, set on a fantastic plot in one of the area's most desirable positions, right on the edge of Little Aston Park. The house has been thoughtfully updated over time and now offers a great balance of modern finishes and generous, practical living space, making it ideal for both family life and entertaining.



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THE FORE

Set well back from the road, the property is approached via a large driveway which provides plenty of parking and leads to the integral garage. There's a lawn to the side and mature hedging which gives the house a good level of privacy, along with a welcoming porch entrance that sets the tone as you arrive.



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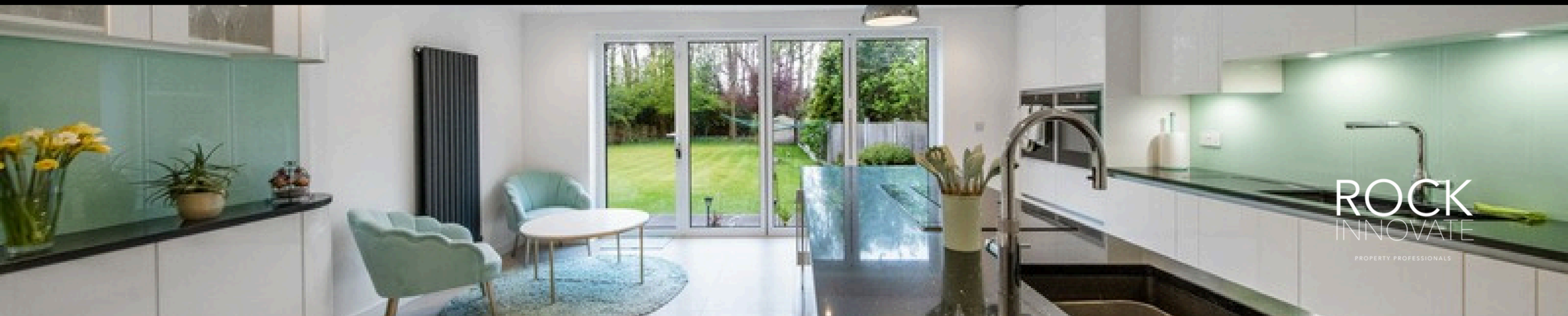


GROUND FLOOR

Once inside, the reception hall gives access to a well-planned ground floor. There's a spacious office to the front which works perfectly for anyone working from home, along with a guest WC.

The main living space is a real highlight, with a large open-plan drawing room and dining area that flows through to the sun room at the rear. With plenty of natural light and doors opening out to the garden, it's a great space to relax or entertain.

The kitchen has been recently refitted and is finished in a clean, contemporary style, with a central island, integrated appliances and plenty of workspace. It opens out onto the patio which makes it ideal for everyday use as well as hosting. A separate utility room sits just off the kitchen and provides additional storage and access through to the garage.











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FIRST FLOOR

Upstairs, the layout continues to work well, with four good-sized bedrooms arranged off the landing. The main bedroom is particularly impressive, with fitted wardrobes, a dressing area and its own en-suite.

Bedrooms two and three also benefit from built-in storage and en-suite shower rooms, while bedroom four is served by the family bathroom. Overall, it's a really practical setup for a family, with plenty of space and flexibility.













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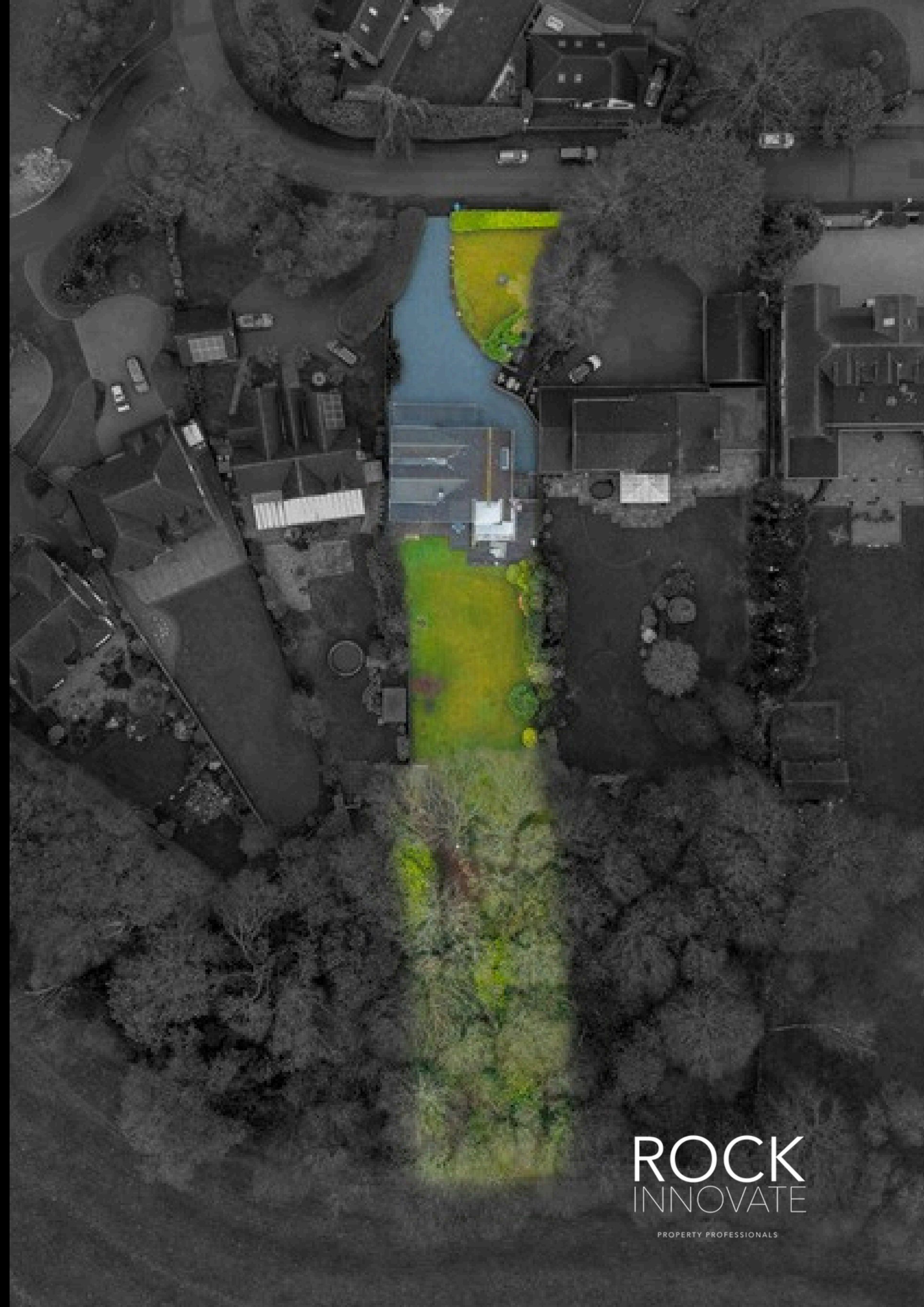
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THE REAR

The rear garden is another standout feature, offering a good amount of space and a high level of privacy.

There's a large patio area directly off the house which is perfect for outdoor dining, leading onto a well-kept lawn bordered by mature trees and planting.

The setting feels peaceful and secluded, with a lovely outlook towards the wooded area at the rear.





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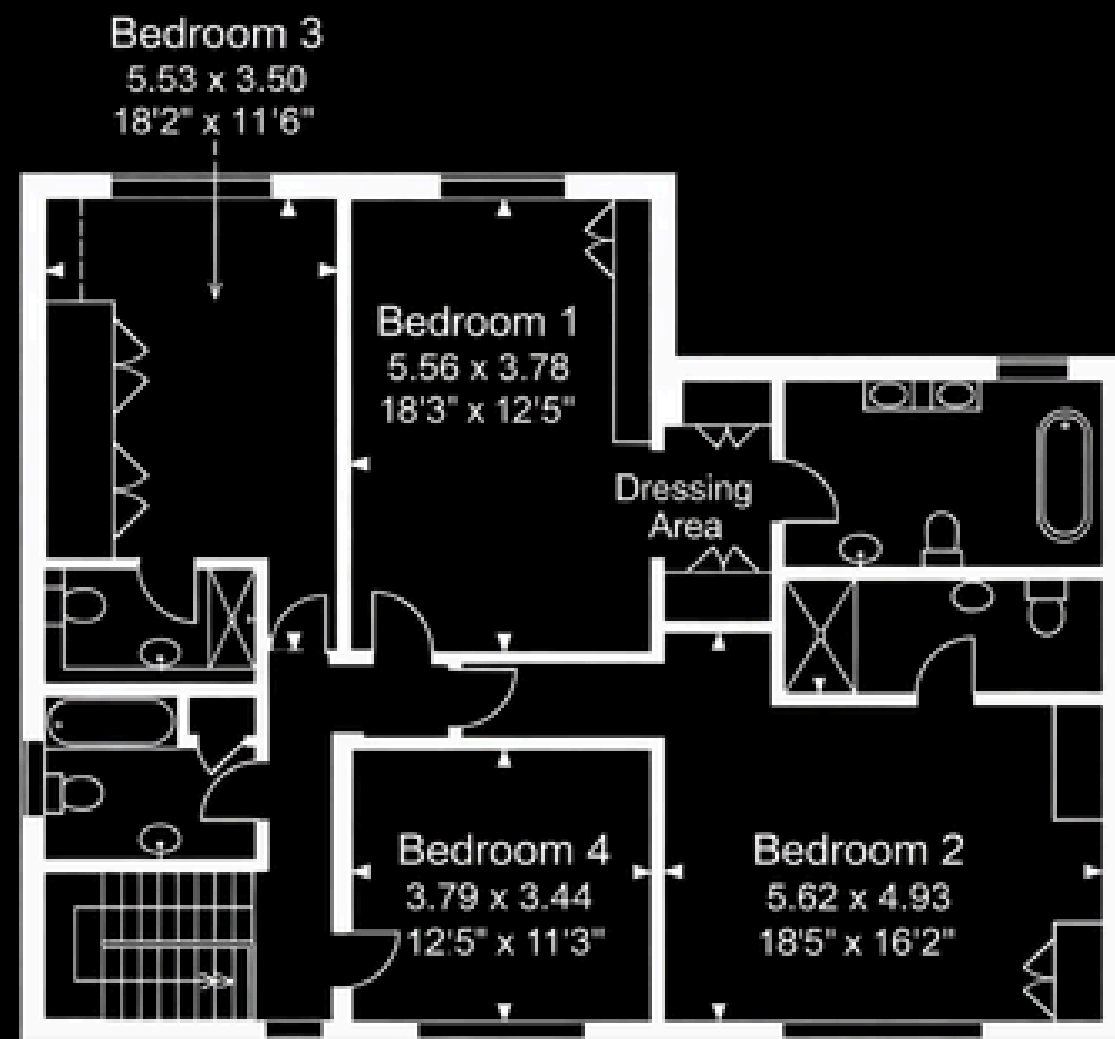
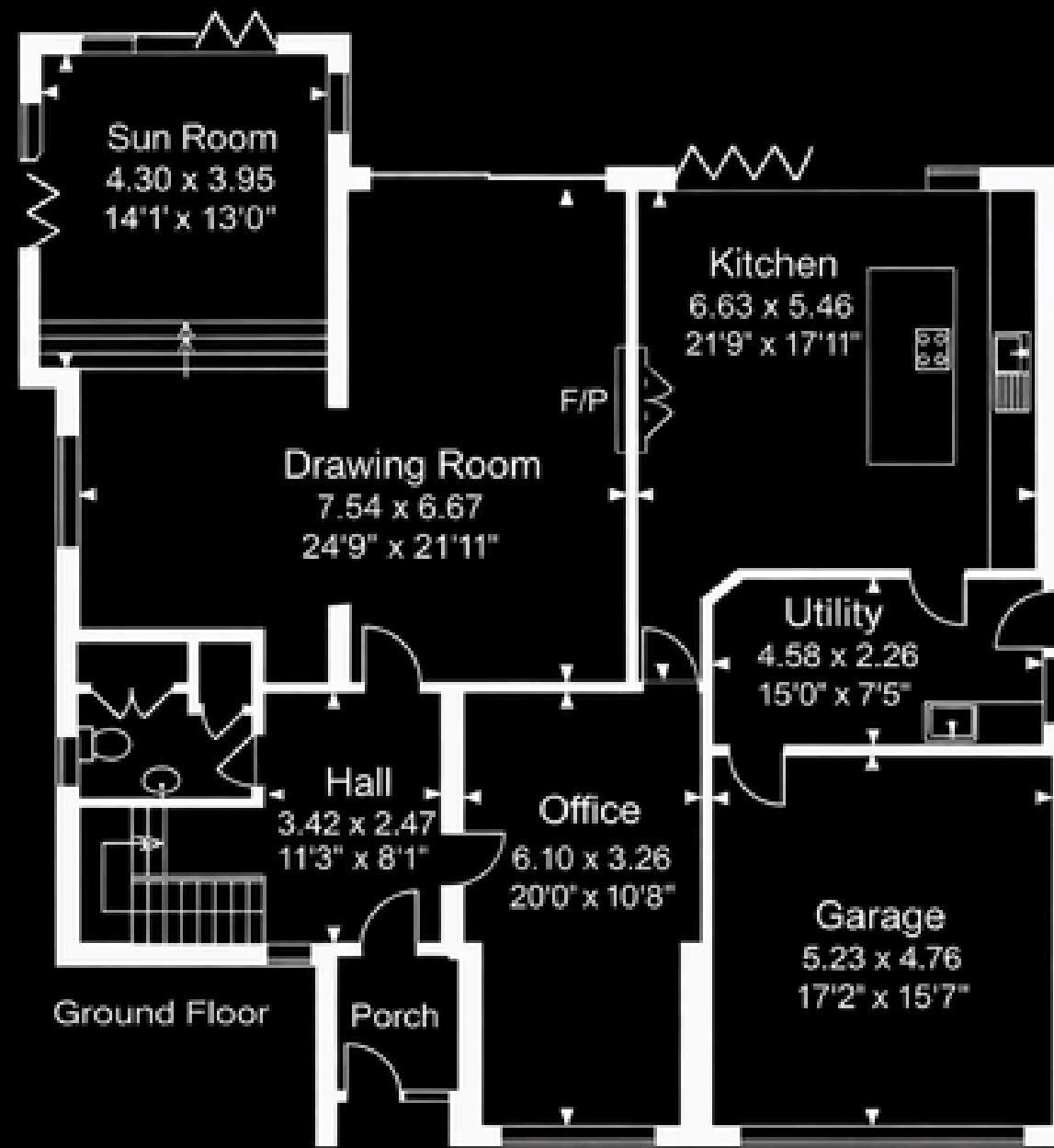
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LOCATION

The house is well placed for access to Streetly and Sutton Coldfield, both of which offer a wide range of shops, restaurants and everyday amenities. Sutton Park is also close by, providing excellent outdoor space, while there are good transport links into Birmingham and the wider motorway network.

The area is also popular for its selection of well-regarded schools, making it a strong choice for families.





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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		