



Little Aston Lane,
Sutton Coldfield, B74 3UA

Offers Over £750,000

Life at Little Aston Lane is all about space, style, and soaking up those beautiful open views to the front over open fields and the garden to the rear.

This immaculate detached home is finished to an exceptional standard and delivers the perfect blend of charm and modern living. Step inside and you're welcomed into a bright and inviting living/dining room — ideal for relaxed evenings or entertaining friends. The well-fitted kitchen comes complete with integrated appliances and flows effortlessly into the heart of the home. A cosy snug offers the perfect spot to unwind, while the practical boot room, utility room and WC keep everyday life beautifully organised. There's also the added bonus of a garage for storage or parking.

Upstairs, you'll find four beautifully presented bedrooms. Bedroom 2 is currently used as a dressing room and can be converted back into a bedroom if desired, enjoys its own ensuite, and bedroom 4 is currently being used as a home office, while the remaining rooms are served by a stylish family bathroom. A particular feature of this property is the beautifully landscaped tiered southerly facing rear gardens and separate areas to explore and enjoy.

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.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Family Room/Snug 5.97m (19'7") x 3.83m (12'7")

Living/Dining Room 6.40m (21') x 4.04m (13'3")

Boot Room

Kitchen 4.90m (16'1") x 2.92m (9'7")

Utility 1.91m (6'3") x 1.68m (5'6")

WC

Garage

Landing

Bedroom 1 4.09m (13'5") x 3.25m (10'8")

Bedroom 2/Dressing Room 3.96m (13') max x 3.15m (10'4")

En-suite

Bedroom 3 4.27m (14') x 2.99m (9'10")

Bedroom 4/Office 2.18m (7'2") x 1.70m (5'7")

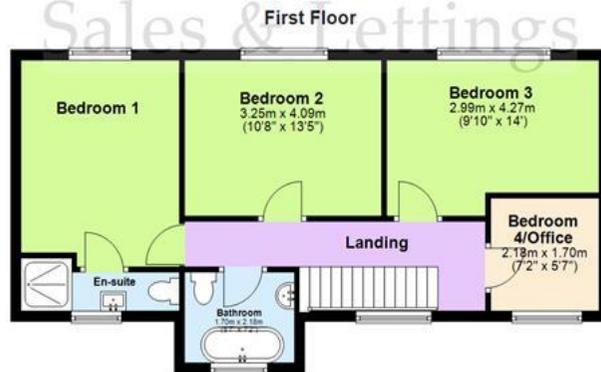
Bathroom





Floor Plan

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

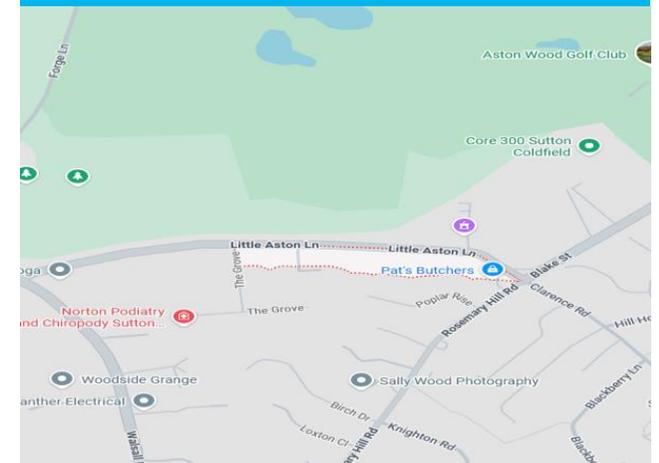


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Plan produced using PlanUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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