33 LITTLE ASTON HALL ALDRIDGE ROAD
LITTLE ASTON
SUTTON COLDFIELD
B74 3BH

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exciting opportunity to lease a spacious apartment overlooking the spectacular grounds and magnificent lake of the historic Grade II listed Little Aston Hall.

First Floor: reception hall, guest WC, sitting room/dining area, fitted kitchen, principal bedroom with en-suite, second bedroom, third bedroom/study, family bathroom, staircase leading to roof terrace.

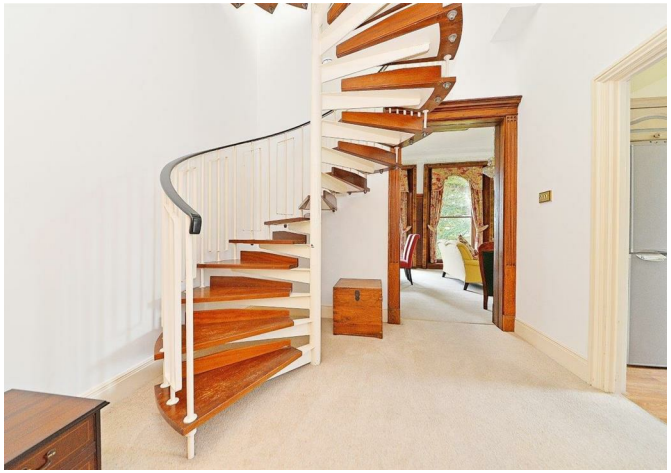
Outside: private roof terrace with garden room, impressive driveway, landscaped grounds and lake, tandem garage in separate block.

Approximate gross internal floor area 1,718 square foot (159.7 square metres).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation
Little Aston Hall is situated close to Spire Little Aston Hospital in a quiet location, off Aldridge Road in the sought-after area of Little Aston. There is a convenience store and butchers in Little Aston and everyday amenities can be found in Streetly village. Nearby in Mere Green there are a Waitrose and Sainsburys supermarkets and in Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Distances
Sutton Coldfield 3.6 miles
Birmingham 10.7 miles
Lichfield 7.3 miles
Solihull 21.7 miles
M42 (J9) 12.7 miles
M6 Toll (T1) 6.6 miles
Birmingham International/NEC 18.3miles
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Description of Property
Little Aston Hall is a stunning Grade II listed building which has been converted into luxury individual apartments during the 1980s and has retained many of its fine period features.

Approached from the impressive, gated driveway, Little Aston Hall is truly a magnificent building with beautiful charm and character. The pillared entrance leads to the magnificent oak-panelled communal hallway, with the impressive staircase forming a focal point.

This first-floor apartment can be accessed either by lift or staircase with an entrance door leading off the communal landing.

The outer hall leads you up some steps and through a door into the main hallway with a guest cloakroom, WC and a striking spiral staircase leading to the roof terrace.

The sitting/dining room located at one end of the apartment is a bright welcoming space benefiting from magnificent windows overlooking the breath-taking views of the landscaped gardens and lake, the room features a fireplace and beautifully detailed wood trim throughout.

The kitchen is equipped with a range of units, gas hob with extractor over, double electric oven and space for washing machine and dishwasher. An impressive full-length window provides views out to the grounds.

The spacious principal bedroom features built-in wardrobes, en-suite bathroom, and benefits from floor to ceiling windows.

There are two further bedrooms both completed with built in wardrobes and storage offering the flexibility to be used as a study or home office.

There is a family bathroom with walk in shower.

Gardens and Grounds
The spiral staircase leads you up to one of the truly unique benefits of this apartment, its own private garden room and roof terrace, offering spectacular views and private outside space.

The apartment comes with a tandem garage located in a separate block.

Services
We understand that mains water, gas and electricity are connected.

Fixtures and Fittings
Only those items mentioned in the particulars are to be included

Directions
From the centre of Sutton Coldfield, take the Lichfield Road (A5127) towards Four Oaks. At the first roundabout take the second exit onto the Four Oaks Road (A454). At the next set of the traffic lights along (A454) Walsall Road. At the next set of traffic lights carry straight on for approximately 1 mile. Turn left into Spire Little Aston Hospital and first left again, after passing Lakeside, Little Aston Hall can be found on the left-hand side.

Terms
Local authority: Lichfield District Council, 01543 308000

Tax band: G









Viewings

All viewings of 33 Little Aston Hall are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer- Important Notice

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken July 2021
Particulars prepared July 2021

ASTON KNOWLES



NOTES
1. Terrace is excluded from the area calculations.

Total area: approx. 159.7 sq. metres

Disclaimer
Floorplan for illustrative purposes
Measurements are approximate and no
Please re-check all information before making
For more information please contact th

Apartment 33, Little As

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. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com