



Maple House

Lady Aston Apartments, Little Aston, B74 3BF



Sutton Coldfield
Fine Residential

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A superbly situated luxury ground floor apartment occupying an outstanding position within this prestigious gated development, set amidst delightful parkland adjacent to Little Aston Hall. Forming part of the highly sought-after Lady Aston Park, built by Crosby Homes for the over 55's, the property offers generously proportioned and well presented accommodation in a peaceful yet highly convenient location.

- Ground floor position within landscaped grounds
- Two bedrooms with fitted wardrobes
- En suite bathroom to principal bedroom
- Well appointed kitchen with integrated appliances
- Gas central heating and double glazing
- Garage in separate block with electric door
- Visitor parking available
- Beautiful communal gardens with ornamental lake

Accessed via an electrically gated entrance from Little Aston Hall Drive, the development is set within immaculately maintained grounds, creating an immediate sense of exclusivity and privacy. The apartment itself enjoys a particularly attractive position with views over the surrounding gardens.

Internally, the accommodation benefits from gas central heating and double glazing, complemented by a number of attractive features including ceiling coving and decorative ceiling roses. A welcoming reception hall provides access to all principal rooms and incorporates a range of useful storage cupboards including cloaks and linen storage.





The spacious lounge is approached via double doors and features a polished marble fireplace with gas coal effect fire. Windows to the front and side provide excellent natural light and pleasant views over the grounds.

The kitchen is fitted with a range of wall and base units with work surfaces, incorporating an inset 1½ bowl sink, four burner hob with extractor hood, built-in oven and space for appliances including washing machine and fridge freezer. Ceramic wall tiling and a side window complete the space.

The principal bedroom enjoys windows to the side and French doors to the rear, along with built-in wardrobes and ceiling coving. The en suite bathroom is fitted with a bath and shower attachment, pedestal wash basin, bidet and WC with complementary tiling.

The second bedroom, also with fitted wardrobe, is served by a separate main bathroom, similarly appointed with bath, shower fitment, wash basin, bidet and WC. A separate study provides an ideal space for home working or additional reception use.

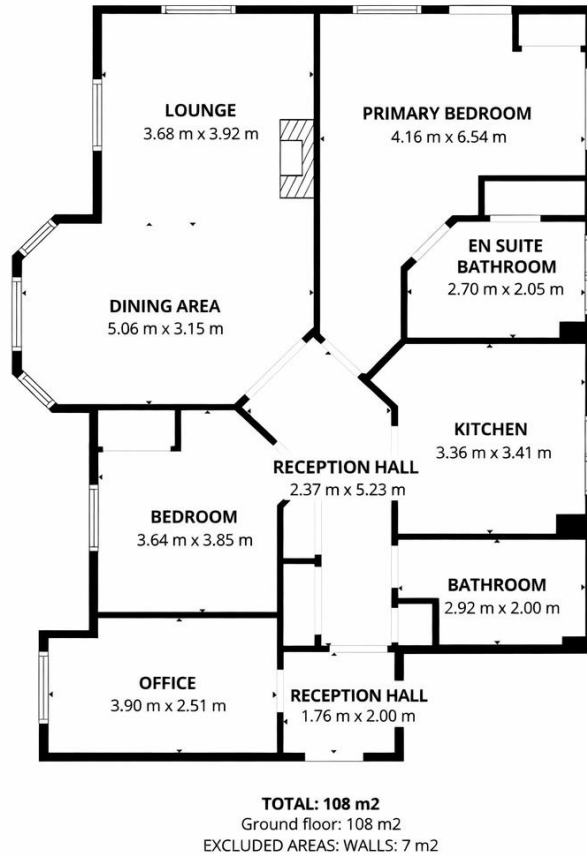
Outside, the development benefits from a secure gated courtyard, visitor parking and a single garage located in a separate block with electric up and over door, light and power.

The beautifully maintained communal gardens are a particular feature, incorporating an ornamental lake, seating areas and an abundance of mature trees, shrubs and well stocked borders, providing a tranquil and picturesque setting.

The property is ideally located in Little Aston, offering convenient access to local amenities including shops at Blake Street, public transport links and a range of recreational facilities.

Council Tax Band: G





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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