



34 Little Aston Hall, Aldridge Road, Little Aston,  
Sutton Coldfield, West Midlands, B74 3BH

Offered for sale with no upward chain and representing one of the finest penthouse apartments to come to the market in this sought after area. The penthouse affords delightful and beautifully proportioned accommodation which enjoys approximately 2000sq ft of accommodation combining outstanding living space and possessing a wealth of character and charm.

Little Aston Hall is a fine grade II listed building set amidst breath taking grounds with an impressive gated driveway approach located in a highly desirable residential area within Little Aston. Sympathetically converted yet retaining fine period features, the hall now affords luxury individual apartments which boast truly comfortable living accommodation which is both bright and spacious. A particular feature is the roof terrace with spiral staircase approach which offers spectacular panoramic views across the grounds and towards the lake.

The accommodation briefly comprises; pillard reception hallway with an impressive oak staircase and lift leading to the second floor, with an inner hallway opening to an imposing living room with splendid ceiling detail, three windows and a decorative fireplace. The kitchen/breakfast room has been tastefully refitted to offer a comprehensive range of high quality units with integrated appliances further complimented by a separate dining room.

Three excellent bedrooms are accessed via an inner hallway with the principal bedroom enjoying a range of fitted furniture and views towards the lake. Two luxury ensuites, a bathroom and guest cloakroom complete the accommodation.

The property enjoys the benefit of a tandem garage which provides an excellent secure parking. Enviable located, Little Aston is well placed for access to regional centres and the motorway network including Birmingham and the M6 Toll and the M42. Quality local shops are easily located at Little Aston, Four Oaks, Mere Green Centre, Sutton Coldfield and Lichfield.

Tenure: We can confirm that the property is Leasehold with 957 years remaining

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is G" payable to Lichfield Council

Viewings : Strictly via appointment through our Exclusive & Rural Department on 0121 308 5511 or via [sales@exclusiveandruralhomes.co.uk](mailto:sales@exclusiveandruralhomes.co.uk)



**Entrance Hall**

**Lift**

**Reception Hall**

**Drawing Room** 14' 1" x 22' 11" (4.29m x 6.98m)

**Dining Room** 16' 0" x 10' 0" (4.87m x 3.05m)

**Kitchen** 14' 1" x 15' 0" (4.29m x 4.57m)

**Inner Hall**

**Bedroom One** 14' 10" x 16' 0" (4.52m x 4.87m)

**Ensuite** 10' 1" x 5' 11" (3.07m x 1.80m)

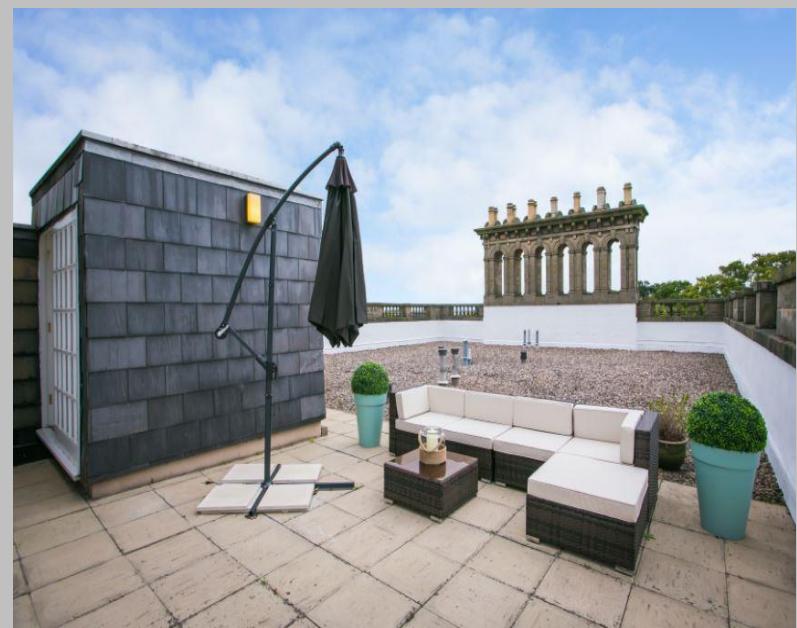
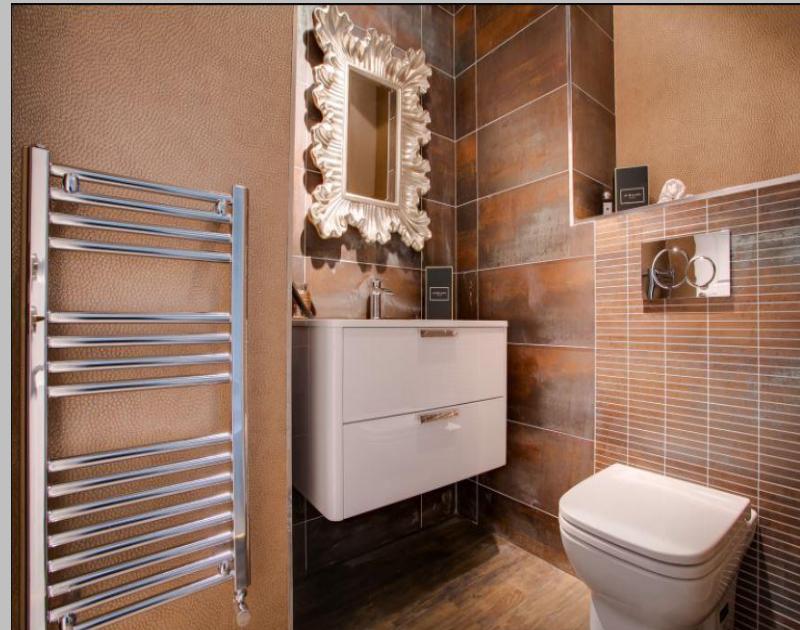
**Bedroom Two** 16' 1"max x 18' 1" (4.90m x 5.51m)

**Ensuite** 8' 0" x 5' 1" (2.44m x 1.55m)

**Bedroom Three** 16' 1"max x 8' 1" (4.90m x 2.46m)

**Bathroom** 6' 1" x 6' 1" (1.85m x 1.85m)

**WC**





## FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



*Energy Efficiency Rating*

**NO REQUIRED**  
**GRADE II**  
**LISTED BUILDING**

*Map Location*





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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