



45 Little Aston Lane, Little Aston, Sutton Coldfield, Staffordshire, B74 3UA

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

A spacious four/five bedroom detached family home which is set behind a large, gated drive enjoying the stunning views of the rolling countryside to the front.

Located on this well regarded road, walking distance to the local convenience stores at Blake Street/Little Aston and within close proximity to Little Aston Primary School, this three storey home offers a light and airy ambience with good size accommodation throughout.

The accommodation in brief includes: large porch, opening into welcoming reception hall, guest cloakroom, spacious lounge with a bay window overlooking the front elevation, study, utility, breakfast kitchen with fitted integrated appliances and central island opening through to the family room.

To the first floor there are three double bedrooms, luxury appointed family bathroom, en-suite shower room to the main bedroom and optional bedroom five currently used as a dressing room.

To the second floor there is a further double bedroom with access to en-suite shower room.

Outside there are landscaped gardens with perimeter fencing and full width patio providing excellent entertaining space for alfresco dining.



Ground Floor Accommodation

Spacious Porch

Welcoming Reception Hall

Lounge 13' 9" into bay x 11' 9" (4.19m into bay x 3.58m)

Family Room 4.90m (16'1") x 3.55m (11'8")

Kitchen/Breakfast Room 30' 2" into the family room x 16' 6" (9.19m x 5.03m)

Study 3.55m (11'8") x 1.90m (6'3")

Utility Area 13' 8" x 7' 5" (4.16m x 2.26m)

Store 1.24m (4'1") x 1.22m (4')

WC 2.29m (7'6") x 1.02m (3'4")

Garage 16' 7" x 7' 6" (5.05m x 2.28m)

First Floor Accommodation

Landing 2.50m (8'3") x 2.00m (6'7")

Bedroom 1 16' 7" x 13' 4" max (5.05m x 4.06m max)

En-suite 6' 0" x 5' 8" (1.83m x 1.73m)

Bedroom 2 4.46m (14'8") x 3.55m (11'8")

Bedroom 3 11' 9" x 11' 8" (3.58m x 3.55m)

Bathroom 11' 8" x 7' 7" (3.55m x 2.31m)

Bedroom 5 or Optional dressing room 13' 0" x 6' 6" (3.96m x 1.98m)

Second Floor Accommodation

Landing 3.70m (12'2") x 2.46m (8'1") plus 0.75m (2'6") x 0.75m (2'6")

Bedroom 4 5.33m (17'6") max x 3.56m (11'8")

En-suite 7' 8" x 5' 6" (2.34m x 1.68m)



FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

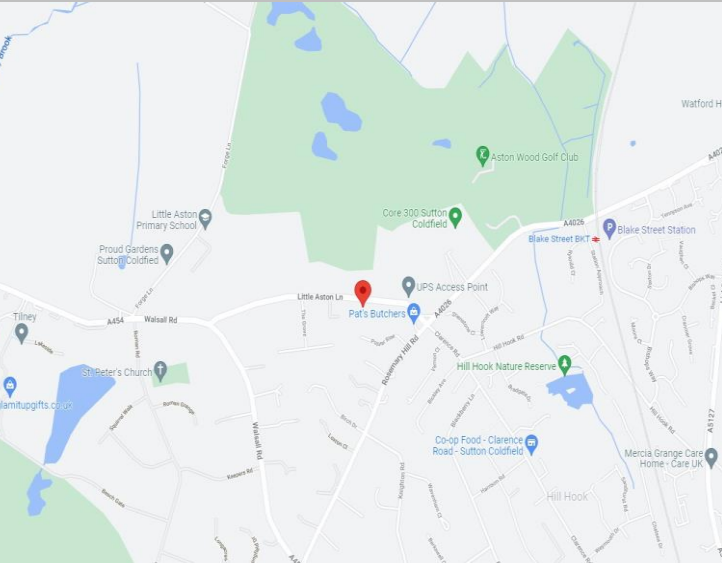
Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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