13 CLAVERDON DRIVE
SUTTON COLDFIELD
B74 3AH

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Occupying a delightful position within the prestigious Little Aston Park estate, this impressive five-bedroom detached residence offers approximately 2,495 sq ft of spacious and versatile accommodation, all arranged over one level.

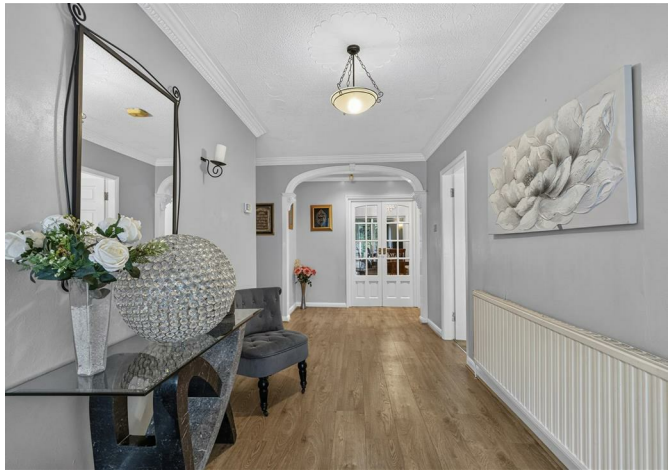
Boasting generous reception rooms, a well-appointed kitchen, two en-suite bedrooms and a family bathroom, the property is complemented by established private gardens, ample driveway parking and a double garage.

Ideally situated close to Sutton Park, Little Aston Golf Club and the excellent amenities of Streetly and Mere Green, this substantial home offers an exceptional combination of space, privacy and convenience.

EPC Rating: D

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
The property is situated on Claverdon Drive off Roman Road in the sought-after location of private Little Aston Park estate with Little Aston Golf Club just 0.2 miles away. Little Aston is well placed for access to regional centres and the motorway network. The property is within 10 miles of Birmingham. The M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42. Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green, there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the recently re-developed Mulberry Walk.

In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Sutton Park, one of Europe's largest urban parks, is just a few minutes' walk from the property and offers great scope for walking, cycling, golf and a variety of outdoor pursuits.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Holland House Junior School, St Joseph's Primary School and Arthur Terry School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property
This substantial and beautifully appointed residence offers an exceptional blend of generous living accommodation, elegant design, and practical family living, all set within mature and private grounds.

Upon entering, a welcoming reception hallway creates an immediate sense of quality and space. The spacious living area offers an impressive principal reception space, centered around a striking fireplace and complemented by elegant bay windows that bathe the room in natural light, creating a bright and inviting atmosphere. A formal dining room provides an ideal setting for entertaining and family gatherings.

The well-equipped kitchen is fitted with a range of contemporary integrated appliances and benefits from a breakfast bar area, creating a sociable hub of the home. Complementing the kitchen is a practical utility room offering additional storage and laundry facilities. To the rear, the delightful morning room/sun room enjoys views over the garden and features double French doors opening directly onto the patio, seamlessly connecting the indoor and outdoor living spaces.

The principal bedroom is a particularly impressive retreat, enhanced by attractive bay windows, and an en-suite shower room with accessibility features that further enhance comfort and convenience. Bedroom two also benefits from and is served by its own en-suite bathroom. Bedroom three enjoys pleasant private views to the side of the property. Bedrooms four and five are both well-proportioned and benefit from the use of a well-appointed family bathroom.

Gardens and Grounds
The property is approached via an attractive block-paved driveway, providing ample off-road parking and access to the double garage. A well-maintained lawned frontage and established hedgerow create an appealing first impression while enhancing privacy. The front entrance has been designed for ease of access, further contributing to the home's practicality. To the rear, the delightful garden provides a wonderful setting for relaxation and outdoor entertaining. A paved patio seating area offers the perfect space for al-fresco dining, while the extensive lawn is bordered by mature trees and evergreen planting, creating a peaceful and private environment that can be enjoyed throughout the seasons.

Distances
Sutton Coldfield town centre - 3 miles
Birmingham City Centre - 9.1 miles
Birmingham International/NEC - 17.9 miles
Lichfield - 8.4 miles
M6 (J7) - 4.9 miles
M6 Toll (T3) - 7 miles

(Distances are approximate)
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Directions from Aston Knowles
From the office at 8 High Street follow the A5127 towards Four Oaks. At the roundabout, take the second exit and continue straight onto Four Oaks Road. At the traffic lights, take a slight left onto Streetly Lane. At the roundabout, take the third exit onto Roman Road. Continue onto Roman Road and Claverdon Drive is the third turning on your left. The property is straight ahead of you.

Terms
Local Authorities: Lichfield
Tax Band: G
Average area broadband speed: 67 Mbps









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

Fixtures and Fittings
Only those items mentioned in the particulars are to be included in the price. All others are specifically excluded but may be available by separate arrangement.

Viewings
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer
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.

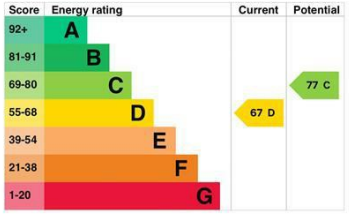
Photographs taken: June 2026
Particulars prepared: June 2026

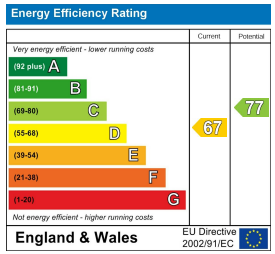
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Claverdon Drive Sutton Coldfield
B74 3AH
Approximate Gross Internal Area
Total (Including Garage) =
2495 SQ FT / 232 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.





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