

15 LITTLE ASTON ROAD  
ALDRIDGE  
WS9 0NP



## ACCOMMODATION

A Contemporary Four-Bedroom Detached Family Home with Luxury Interiors and Smart Technology Accommodation.

The ground floor comprises a porch leading into the welcoming hall, a front drawing room, and a stunning open-plan kitchen/dining room complemented by a separate utility, guest W.C., office, and an integral garage. To the first floor, the landing gives access to the main bedroom with walk-through dressing room and luxury ensuite bathroom, together with three further bedrooms and a modern family bathroom. Externally, the property benefits from a large driveway providing ample off-road parking and an extensive rear garden laid mainly to lawn.

EPC Rating: (To be confirmed)

Approximate total floor area: Total – 1839 sq ft / 170.8 sq m

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

15 Little Aston Road is situated in the heart of the village in Aldridge. Known for its highly regarded schools and excellent commuter access, the area offers a wonderful setting for family living.

The property is ideally positioned for local amenities in Aldridge village, including shops, restaurants, schools, and parks, while also benefiting from convenient transport links to Walsall, Sutton Coldfield, Lichfield, and Birmingham. Major routes such as the A452, M6 and M5 are easily accessible, making this a desirable choice for those seeking peaceful surroundings without sacrificing connectivity.

## Description of Property

This exceptional four-bedroom detached family home on Little Aston Road has been beautifully extended and modernised, offering a superb balance of character, contemporary design, and state-of-the-art technology.

The welcoming hallway gives access to a front drawing room with feature fireplace and bay window. To the rear, the striking open-plan kitchen, dining and family space forms the hub of the home, featuring a sleek fitted kitchen with central island and integrated appliances, vaulted skylight, and full-width sliding doors opening directly onto the garden. A log burner enhances the cosy living area, while the dining space is ideal for entertaining. The ground floor further benefits from a utility room, guest cloakroom, home office, and integral garage.

Upstairs, the main bedroom enjoys a bespoke walk-through dressing room leading into a luxury bathroom with freestanding tub and separate shower. Three further bedrooms, all of excellent proportions, are served by a stylish family bathroom. Externally, the property offers a wide frontage with ample driveway parking and garage. To the rear, the landscaped garden is mainly laid to lawn with mature borders, providing excellent outdoor entertaining space.

This home is also equipped with a full media and smart home system, including Sonos indoor and outdoor speakers, Hikvision CCTV, Hive multizone heating, integrated WiFi, and zoned underfloor heating to the kitchen, office and extension.

## Key Features

- Detached family home on a sought-after road
- Four bedrooms including main suite with dressing room and luxury bathroom

- Elegant front drawing room with bay window and log burner
- Stunning open-plan kitchen/dining/family space with skylight and sliding doors
- Bespoke fitted kitchen with central island and integrated appliances
- Utility room, guest cloakroom, home office and garage
- Hive multizone heating system and zoned underfloor heating
- Sonos indoor and outdoor speakers
- Hikvision CCTV and full integrated WiFi system
- Landscaped rear garden with mature borders

## Grounds and Gardens

Outside, the rear garden is mainly laid to lawn with a paved terrace, framed by mature shrubs and trees that provide privacy and a tranquil setting.

## Distances

- Aldridge Village Centre – 0.9 miles
  - Walsall – 3.5 miles
  - Sutton Coldfield – 6.5 miles
  - Lichfield – 8.5 miles
  - Birmingham City Centre – 9.5 miles
  - M6 (Junction 7) – 12 minutes' drive
- (All distances are approximate)

## Terms

Tenure: Freehold

Local Authority: Walsall

Council Tax Band: E

Broadband Speed in Area: 150 Mbps but 500 Mbps and 900 Mbps are also available

## Services

Services:

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

## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 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 importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements quoted





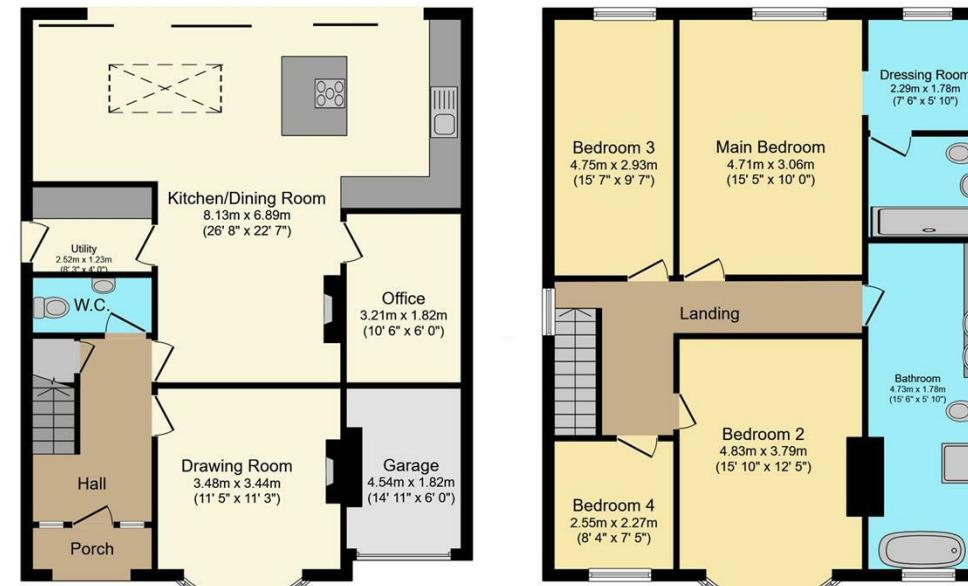
are approximate. Photographs are for illustrative purposes only and may not show items included in the sale.

#### Buyer Identification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



## Little Aston Road WS9 0NP



Ground Floor

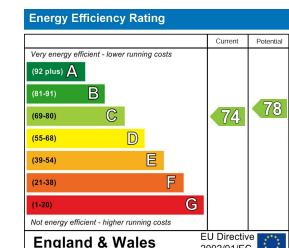
Floor area 84.9 sq.m. (914 sq.ft.)

First Floor

Floor area 85.9 sq.m. (925 sq.ft.)

Total floor area: 170.8 sq.m. (1,839 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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