71 LITTLE ASTON LANE
SUTTON COLDFIELD
B74 3UE

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Open House Saturday 10th October 1pm to 3pm
No appointment necessary!

The property provides well-appointed accommodation arranged over two floors, comprising; entrance porch, welcoming reception hall, spacious lounge/dining room, conservatory, guest cloakroom, generous kitchen/dining room, utility room and staircase rising to the first floor. The upper floor offers a principal bedroom with built-in wardrobes and access to a Jack & Jill shower room, shared with Bedroom Four, together with two further well-proportioned bedrooms and a family bathroom with skylight. Externally, the property is approached via a generous block-paved frontage providing ample off-road parking, together with an integral garage, while mature shrubs, hedging and established planting create an attractive setting. To the rear is a private, enclosed and well-established garden, featuring extensive lawned garden with a stone-paved patio and seating area providing idyllic setting for outdoor relaxation and alfresco entertaining.

EPC Rating:D

Total Approximate Gross Internal Area: 1,936 Sq. Ft or 180 Sq. Meters

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 occupies a highly regarded position in Little Aston, one of the area's most sought-after residential locations with excellent access to Sutton Coldfield, Lichfield and Birmingham. Everyday amenities are conveniently close at hand, with Little Aston Primary School, the village church, village hall, local shops and the prestigious Little Aston Golf Club all nearby. Mere Green is also within easy reach, offering an excellent choice of shops, cafés, bars and restaurants together with M&S Food and Sainsbury's.

The location is particularly well suited to families, with a strong selection of highly regarded schooling available within the surrounding area. These include Little Aston Primary School, The Arthur Terry School, King Edward VI School, Lichfield, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School, alongside a number of other respected independent and state schools. Purchasers are advised to make their own enquiries regarding current admissions and catchment areas.

For commuters, the area offers excellent road and rail connections. Nearby railway stations provide convenient services towards Birmingham and Lichfield, while the A38, M6 Toll, M6 and M42 place the wider Midlands motorway network within easy reach. Birmingham city centre is approximately 10 miles away, making Little Aston an especially attractive location for those wishing to combine a more peaceful residential setting with straightforward access to the city.

Sutton Park, approximately a mile away, is one of Europe's largest urban parks and provides an exceptional outdoor amenity with extensive walking and cycling routes, lakes, woodland, golf and open countryside. Sutton Coldfield town centre is also readily accessible, providing a comprehensive range of shopping, leisure and recreational facilities.

Description of Property

An impressive and generously proportioned family residence, offering well-appointed accommodation arranged over two floors, complemented by a particularly attractive and established rear garden. The property combines substantial living space with a versatile four-bedroom configuration and occupies a pleasing position with an open outlook over fields to the front elevation within this highly regarded Sutton Coldfield setting.
Approached via a broad block-paved frontage providing excellent off-road parking and access to the integral garage, the property presents an attractive and understated façade, softened by mature planting and established greenery. Internally, the accommodation is introduced by a welcoming reception hall, leading through to a superb lounge/dining room, which provides an impressive principal reception space with considerable flexibility for both formal entertaining and relaxed family life. A particular feature of the lounge is the Clearview log burner, elegantly housed within an attractive surround, creating a wonderful focal point and adding warmth and character to the room. The adjoining dining area benefits from French doors opening into the conservatory, creating an easy flow between the principal reception spaces and allowing the accommodation to be opened up beautifully when entertaining. The conservatory, in turn, enjoys views towards the rear garden and provides an appealing additional space in which to relax and enjoy the outlook. Further French doors open directly onto the rear garden patio, creating a seamless connection between the house and the outdoor entertaining areas.

The superb recently re-fitted kitchen/breakfast room forms the true heart of the home and is undoubtedly one of its standout features. Generous in scale and flooded with natural light from windows on two elevations, the room has been thoughtfully designed to combine contemporary styling with the demands of everyday family life. An extensive range of soft grey cabinetry is complemented by contrasting full-height storage and generous quartz-style work surfaces, while a substantial central island creates a natural focal point, providing excellent preparation space together with informal seating for relaxed breakfasts and everyday dining.
A range-style cooker is set beneath a striking mirrored splashback and canopy, adding a real sense of presence, while the Belfast-style sinks, contemporary fittings and statement pendant lighting enhance the room's stylish yet practical feel. The scale, light and layout combine to create a wonderfully sociable space with an attractive outlook over the foregardens. A separate utility room provides valuable additional storage and appliance space, finished with complementary cabinetry and work surfaces, with a door providing direct access to the rear garden.

To the first floor are four generously proportioned bedrooms, headed by an impressive principal bedroom of excellent proportions. Beautifully presented and flooded with natural light, the room features extensive fitted wardrobes with sleek mirrored sliding doors, together with striking full-width glazing which enhances the wonderful sense of space. Bedroom two is also a generous double and benefits from fitted storage, with the two rooms linked by a beautifully appointed Jack & Jill en-suite shower room. Finished in a stylish contemporary scheme, the Jack & Jill en-suite is particularly impressive, with large-format marble-effect tiling, a substantial glazed shower enclosure with rainfall and handheld shower fittings, twin wash basins, an illuminated circular mirror and chrome heated towel rail. The thoughtful arrangement provides a superb degree of privacy and convenience for both bedrooms. The two remaining bedrooms are positioned to the rear and are both comfortable doubles, providing excellent flexibility for children, guests or home working, and are served by the well-appointed family bathroom. Together, the four bedrooms and two bathrooms create a particularly practical first-floor layout, ideally suited to modern family life.

Outside, the rear garden is a particularly appealing feature of the property. Mature hedging, established trees and abundant planting create a private and secluded garden setting, with a generous expanse of lawn complemented by a stone-paved patio. The patio provides an excellent setting for outdoor dining and entertaining, whilst the established planting and mature greenery lend the garden a wonderfully leafy and tranquil character. The conservatory and garden-facing French doors further strengthen the relationship between the indoor and outdoor spaces, making the garden a natural extension of the home during the warmer months.
In all, this is a substantial and versatile four-bedroom family home offering approximately 1,936 sq ft of accommodation, combining generous reception and kitchen/dining spaces with an excellent bedroom arrangement and a beautifully established private garden.

Distances

- Little Aston railway station – approx. 1.5 miles
- Blake Street railway station – approx. 2 miles
- Sutton Coldfield town centre – approx. 3 miles
- Lichfield – approx. 7 miles
- Birmingham – approx. 10 miles
- M6 Toll (T5) – approx. 4 miles
- M42 (J9) – approx. 10 miles
- Birmingham International / NEC – approx. 16 miles

(Distances are approximate.)

Directions from Aston Knowles

From the centre of Sutton Coldfield take the Lichfield Road (A1527) towards Four Oaks. At the first roundabout take the second exit onto Four Oaks Road (A454). Carry straight on at the traffic lights along Walsall Road. At the next set of traffic lights go straight on and take a right turn onto Little Aston Lane.

Terms

- Tenure: Freehold
- Local authority: Lichfield District Council 01543 308000
- Tax band: E
- Average area broadband speed: Full Fibre available 900Mbs

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale 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 on 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: August 2026
- Particulars prepared: August 2026









Buyer Identity Verification Fee

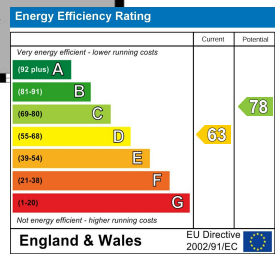
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.

ASTON KNOWLES

Little Aston Lane, Shenstone, B74 3UE
Approximate Gross Internal Area
Total = 1936 SQ FT / 180 SQ M



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



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. 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com