

31 LITTLE ASTON LANE
SUTTON COLDFIELD
B74 3UA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Charming Family Home with Elegant Living Spaces and Delightful Gardens

Accommodation

Ground floor:

Enclosed Porch with cloak closet

Entrance hallway

Storage closet

Drawing room with bay window overlooking the front of the property

Snug with feature fireplace

Open plan kitchen with integrated appliances, breakfast bar, pantry,

French windows opening onto the garden patio

Dining area with French doors allowing access to rear garden patio for alfresco dining and entertainment

Guest WC

Staircase to first floor

First Floor:

First floor landing

Principal bedroom, and bedrooms number two and three with bay window overlooking the front of the home

Bedroom number four with views of the rear garden

Bedroom number 5 with building wardrobe overlooking the rear garden

Family Bathroom with separate shower

Hall closet/ boiler storage

Gardens and Grounds:

Paved driveway

Border plants and hedges

Integrated garage

Rear garden patio

Steps up to large lawn with mature trees, evergreens, hedges and fencing for security and privacy

Garden shed

EPC Rating: D

Approximate total floor area: 1671 Sq. Ft or 155 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 is situated in Little Aston, just off Walsall Road. Within walking distance nearby is the village church, primary school, village hall, shops for day to day amenities and prestigious Little Aston golf course. Sutton Park is approximately a mile away with one of Europe's largest urban parks offering great scope for walking, golf and a variety of outdoor pursuits. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Nearby Mere Green offers a Sainsbury's and M&S supermarket, along with a selection of recently built restaurants and bars. Sutton Coldfield town centre provides a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Description of Property

This beautifully presented family residence offers a harmonious blend of character, comfort, and modern convenience, perfect for both everyday living and entertaining.

Ground Floor

A welcoming enclosed porch with cloak cupboard opens into the entrance hallway, complete with a handy storage closet. To the front of the home, the elegant drawing room features a bay window that fills the space with natural light, while the inviting snug boasts a charming feature fireplace — ideal for cozy evenings.

At the heart of the home, the open-plan kitchen impresses with integrated appliances, a breakfast bar, and a practical pantry. French doors open directly onto the rear patio, creating a seamless indoor-outdoor flow. The adjoining dining area also enjoys French doors leading to the garden, offering the perfect setting for alfresco dining and summer gatherings. A convenient guest WC and the staircase to the first floor complete this level.

First Floor

The first-floor landing leads to five bedrooms. The principal bedroom and bedrooms two and three are enhanced by bay windows overlooking the front, while bedrooms four and five enjoy views across the rear garden, with bedroom five further benefiting from a built-in wardrobe. A spacious family bathroom

with separate shower and a hall closet with boiler storage complete the accommodation on this floor.

Gardens and Grounds

The property is approached via a paved driveway bordered by established plants and hedges, leading to the integrated garage. To the rear, a generous patio terrace is perfect for outdoor entertaining, with steps rising to a large lawned garden framed by mature trees, evergreens, hedges, and secure fencing, ensuring both privacy and tranquility. A practical garden shed offers additional storage.

This delightful home combines versatile living space with thoughtfully landscaped gardens, making it an ideal choice for growing families seeking both charm and practicality.

Distances

Sutton Coldfield town centre 3 miles
Birmingham 10 miles
Lichfield 7 miles
M42 (J9) 10 miles
M6 Toll (T5) 4 miles
Birmingham International/NEC 16 miles
(Distances approximate)

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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
Tax band: E
Average area broadband speed: 500 Mbs Full Fibre

Services

We understand that mains gas, electricity, water, and drainage are 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: September 2025
Particulars prepared: September 2025

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.

Little Aston Lane, Sutton Coldfield

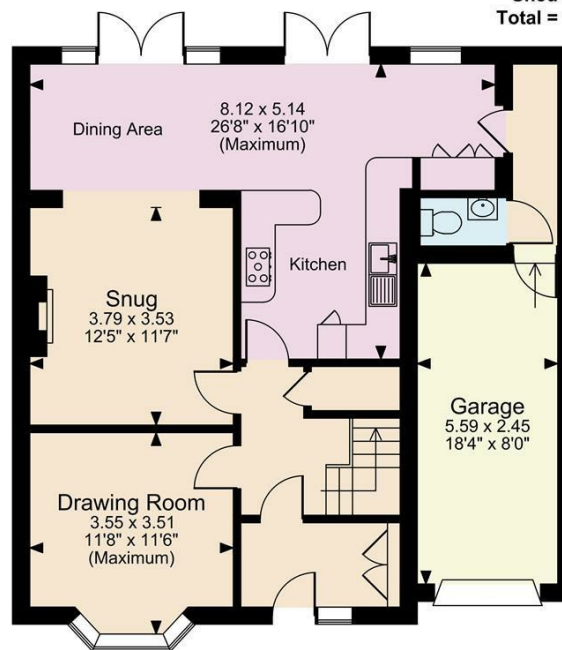
Approximate Gross Internal Area

Main House = 1424 Sq Ft/132 Sq M

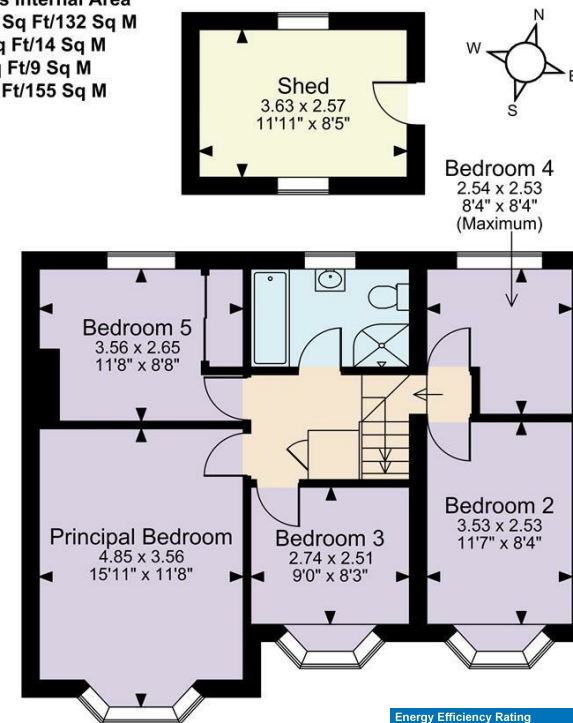
Garage = 147 Sq Ft/14 Sq M

Shed = 100 Sq Ft/9 Sq M

Total = 1671 Sq Ft/155 Sq M



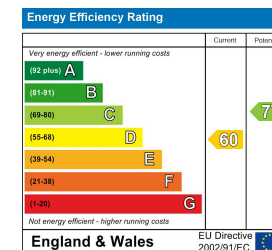
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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