FLAT 2 MAPLE HOUSE LADY ASTON HALL
SUTTON COLDFIELD
B74 3BF

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

OVER 55's ONLY.

A three-bedroom executive & prestigious apartment in Little Aston. The accommodation comprises a communal hallway, private hall, lounge/dining room, kitchen with appliances, master bedroom with en-suite shower room, second double bedroom with fitted wardrobes, third bedroom/study, and family bathroom. The property benefits from gas central heating, double glazing, gated entrance and garage.

EPC rating C.

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
Lady Aston Hall is situated close to Spire Little Aston Hospital in a quiet location, off Aldridge Road in the sought-after area of Little Aston. There is a convenience store and butchers in Little Aston and everyday amenities can be found in Streetly village. Nearby in Mere Green there are M&S and Sainsburys supermarkets and in Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Description
Set behind a gated entrance, Lady Aston Hall is an over 55's private complex with communal maintained grounds. As you enter the building, you are greeted with a beautiful communal entrance, where you are able to access your ground floor apartment door.

The reception hallway leads into the spacious dual aspect lounge, great for entertaining or relaxing after a long day. A fitted breakfast kitchen provides ample space for storage and white goods; the tiled flooring and back splash compliments the wooden base and wall units, offering a light and airy aspect.

With an en-suite shower room, the principal bedroom has wonderful views over the private gardens, with ample space for further furniture. Two further good-sized bedrooms and the apartment bathroom complete the accommodation.

Gardens and Grounds
Lady Aston Hall benefits from private, communal maintained gardens- a perfect space to enjoy the warmer months.

The property has access to a separate garage.

Distances
Sutton Coldfield 3.6 miles
Birmingham 10.7 miles
Lichfield 7.3 miles
Solihull 21.7 miles
M42 (J9) 12.7 miles
M6 Toll (T1) 6.6 miles
Birmingham International/NEC 18.3miles
(Distances approximate)

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Terms
Council Authority Lichfield Council
Tax Band G

Services
We understand that mains water and electricity are connected.

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.

EPC rating
EPC rating: C

Broadband Average speed in area
Broadband Average speed in area : 79.50 Mbps

COUNCIL TAX BAND

COUNCIL TAX BAND: G
LICHFIELD

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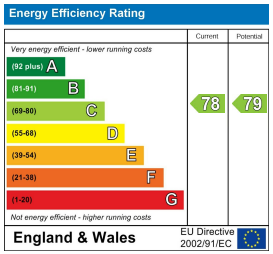

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