2 ASTON PARK GRANGE 160 STREETLY LANE
SUTTON COLDFIELD
B74 4TD

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Ground Floor

A secure communal entrance hall leads to the private reception hallway, providing access to an elegant drawing room with French doors opening onto the terrace and beautifully landscaped communal gardens. The accommodation further comprises a contemporary kitchen/breakfast room, a generously proportioned principal bedroom with fitted wardrobes and en suite shower room, a second double bedroom with fitted wardrobes, a luxury family bathroom, and a separate study/home office.

Gardens and Grounds

Aston Park Grange is set within a prestigious gated development surrounded by beautifully maintained landscaped communal gardens. The apartment benefits from two allocated underground parking spaces, a private storage room, and lift access from the underground parking area directly to the communal entrance hall. One of the allocated parking spaces in the underground parking area has been fitted with an EV charger.

EPC Rating: B

Approximate Gross Internal Area: 1,191 Sq.Ft or 111 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 apartment in, Aston Park Grange occupies an enviable position within the highly regarded Four Oaks area of Sutton Coldfield, directly opposite the beautiful expanse of Sutton Park—one of Europe's largest urban parks. Offering over 2,400 acres of woodland, heathland and lakes, the park provides exceptional opportunities for walking, cycling, golf, horse riding and a wealth of outdoor leisure pursuits.

The property is also conveniently located close to Little Aston Golf Club, while the nearby village of Streetly caters for everyday needs with a supermarket, independent shops, cafés and a selection of restaurants.

Four Oaks enjoys excellent transport links, with Birmingham city centre approximately 10 miles away and Junction T5 of the M6 Toll around 4 miles distant, providing swift connections to the M6, M42 and the wider motorway network.

The area is particularly well regarded for its excellent educational facilities. Sutton Coldfield offers a wide choice of respected state and independent schools, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School and Highclare School. Well-regarded primary schools include Four Oaks Primary School, Little Aston Primary School and Hill West Primary School, together with Arthur Terry School for secondary education. Prospective purchasers are advised to verify school catchment areas with the local authority.

Description of Property

The apartment is an well presented ground floor apartment, forming part of the prestigious Aston Park Grange development. Enjoying a prime position opposite Sutton Park and set within beautifully maintained communal grounds, the property offers generously proportioned accommodation finished to an excellent standard throughout.

A secure communal entrance hall leads to the private reception hallway, which provides access to all principal rooms.

The superb drawing room is undoubtedly the heart of the home, offering an impressive reception space centred around an attractive Minster-style fireplace. Two sets of French doors open directly onto private patio seating areas and the beautifully landscaped communal gardens, creating a wonderful connection between the indoor and outdoor living spaces while allowing natural light to flood the room. The contemporary kitchen/breakfast room is beautifully appointed with an extensive range of fitted cabinetry complemented by granite work surfaces. Integrated appliances include a double oven, microwave, hob, dishwasher and fridge/freezer, while there is ample space for a breakfast table, making it ideal for both everyday dining and informal entertaining.

The principal bedroom is generously proportioned and benefits from fitted wardrobes together with a stylish en suite shower room finished with quality sanitaryware and contemporary tiling. The second double bedroom also enjoys fitted wardrobes and is served by the beautifully appointed family bathroom, which features a bath with quality fittings and complementary tiling.

Completing the accommodation is a separate study with an attractive glazed screen overlooking the hallway, providing an ideal space for home working or quiet reading.

Gardens and Grounds:
Aston Park Grange is approached via secure electric gates, leading to an attractively landscaped development surrounded by mature trees, established planting and well-maintained lawns, creating an exclusive and tranquil setting.
The apartment benefits from two allocated underground parking spaces together with a useful private storage room. A lift provides convenient access from the underground parking area directly to the communal entrance hall, ensuring ease of access for residents and visitors alike.

Distances

Sutton Coldfield town centre 2.5 mile
Birmingham 8.4 miles
Lichfield 7.2 miles
Birmingham International/NEC 17 miles
M6 (J6) 11.3 miles
M6 Toll (T3) 10.4 miles
M42 (J9) 7.3 miles

(Distances approximate)
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Directions from Aston Knowles

Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Lichfield. At the Four Oaks island, take the second exit onto Four Oaks Road. At the next junction turn left on to Streetly Lane, follow to the end of the lane, before the roundabout, the development can be found on the right-hand side.

Terms

Tenure: We are verbally advised that the property is Leasehold
Local authority: Birmingham City Council, 0121 303 1111
Tax band: F
Average area broadband speed: 150 Mbps

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.

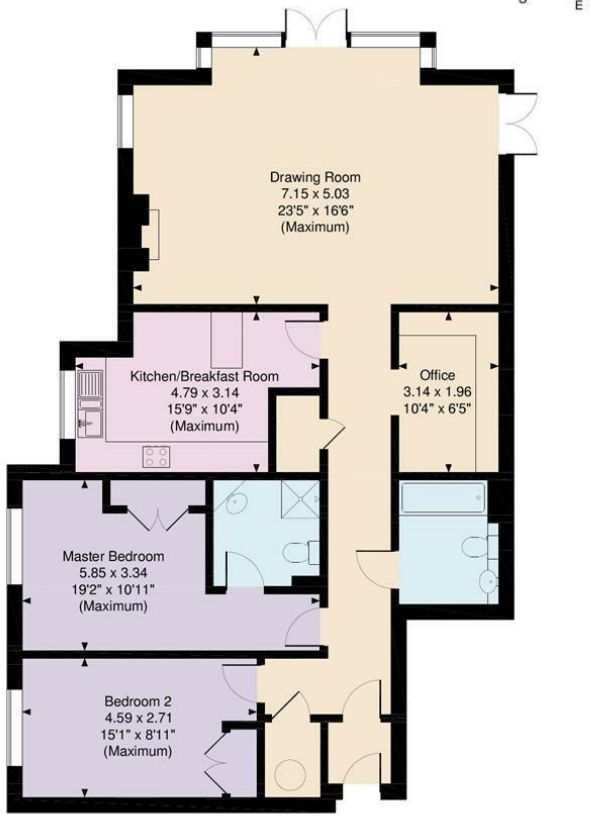
- Particulars prepared July 2026
- Photographs taken July 2026

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

Aston Park Grange, Streetly Lane, Sutton Coldfield
Approximate Gross Internal Area
1191 Sq Ft/111 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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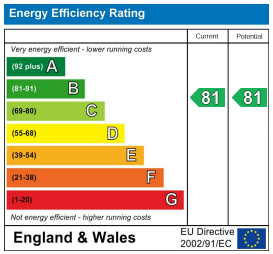

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