

BRACKENWOOD LITTLE ASTON PARK ROAD
SUTTON COLDFIELD
B74 3BZ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully presented one-bedroom loft-style residence, benefiting from its own private entrance and use of a gated shared driveway.

The property offers bright and contemporary accommodation, centred around an impressive open-plan living and dining space with a sleek fitted kitchen featuring integrated appliances and a striking double-height ceiling. Patio doors open directly onto the garden area, creating an ideal space for relaxing or entertaining, while a separate utility room and convenient ground floor cloakroom/WC add to the practicality of the home.

Upstairs, the spacious loft-style bedroom enjoys attractive views across the surrounding fields and is complemented by a stylish bathroom, providing a peaceful and well-designed retreat.

Externally, the property benefits from a garden area, parking for two vehicles, and secure gated access, set within attractive grounds.

Accommodation Summary:

- Private entrance
- Gated parking
- Spacious hallway
- Open-plan living and dining area
- Modern fitted kitchen with integrated appliances
- Double-height ceiling to kitchen
- Patio doors to garden area
- Ground floor cloakroom/WC
- Separate utility room
- Spacious loft-style bedroom
- Stylish bathroom
- Countryside views

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

Situated in the highly sought-after area of Little Aston, this location offers an excellent range of amenities, making it ideal for those seeking a peaceful residential setting. Nearby Streetly, Mere Green and Sutton Coldfield provide a variety of shops, supermarkets, cafés and restaurants, while Sutton Park offers extensive green space for walking, cycling and outdoor recreation.

The property is well placed for commuters, with nearby Butlers Lane, Blake Street and Four Oaks railway stations providing regular services to Birmingham city centre and beyond. Excellent road links via the A38, A452, M6 Toll, M42 and M6 offer convenient access throughout the West Midlands and further afield.

Description of Property

Set within the gated grounds of the main house, this unique property benefits from its own private entrance and dedicated parking area for two vehicles, offering a high degree of privacy and independence. The Loft benefits from a separate intercom system providing direct access from the shared gated entrance. The gate and alarm systems can be connected and controlled remotely via smartphone.

Accessed via a modern, secure entrance door, the property opens into a spacious reception hall, leading through to a beautifully bright and contemporary open-plan living space. The impressive layout incorporates a designated dining area and a sleek, high-quality fitted kitchen with modern cabinetry and integrated appliances. A striking double-height ceiling above the kitchen enhances the sense of space and light, while patio doors from the dining area open directly onto the garden area, creating an ideal space for relaxing or entertaining.

The ground floor also benefits from a convenient cloakroom/WC and a separate utility room, with a washing machine and tumble dryer available to suit the tenant's requirements.

A staircase rises to the first floor, where the loft-style bedroom provides a peaceful and spacious retreat. Large windows frame attractive views across the surrounding fields, while the generous landing leads to a stylish bathroom, completing this thoughtfully designed home.

Gardening and utilities are included in the rental price. The landlord is flexible regarding furnishings according to individual requirements.

Distances

Sutton Coldfield town centre 2.9 miles
Birmingham 8.4 miles
Lichfield 8.5 miles
Birmingham International/NEC 10.8 miles
M6 (J6) 6.5 miles
M6 Toll (T3) 3.2 miles
M42 (J9) 8.0 miles

(Distances approximate)

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Directions from Aston Knowles

From Aston Knowles, 8 High Street, Sutton Coldfield (B72 1XA), head north on the A5127 (Lichfield Road) towards Four Oaks. Continue through the Four Oaks and Mere Green areas, then turn left onto Roman Road (A453). Follow the road before turning into Little Aston Park Road, continuing to the property, which is located at postcode B74 3BZ.

Terms

Local authority: Birmingham City Council
Utilities: Included – Council tax, electricity, gas, and broadband are all included in the rental price.
Average area Broadband speed: Possible speeds of 168.8 Mbps download and 29.4 Mbps upload

Services

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





Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

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 tenancy.

- Photographs taken: July 2026
- Particulars prepared: July 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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