



Clarence House

Little Aston Park Road, Little Aston
Sutton Coldfield, B74 3BZ



MARK BENTLEY
ESTATE AGENT



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A most impressive 7 bedroom 3 bathroom superior freehold detached family home with 4 reception rooms, well fitted kitchen, utility & boot rooms and large garage set behind railings and gates in good sized grounds on this sought after road.

Clarence House has been the happy home of the current owners for over 24 years. This wonderful property offers approximately 4,500 sq ft of family accommodation and has tremendous kerb appeal, set back from the road behind a very wide foregarden with railings, electric gates, pathway, lawns and large gravelled driveway providing parking space for numerous cars.

Clarence House is within walking distance of shops, restaurants, coffee shops etc at Streetly Village and Sutton Park with its 2,400 acres of parkland, woods and 7 lakes.

Further shopping facilities are available at Mere Green (2 miles) and Sutton Coldfield Town Centre (3miles) and Birmingham City Centre (9 miles).

Train Services to Lichfield, Sutton Coldfield Town Centre, Birmingham and beyond are available from Blake Street Station (2 miles) and Four Oaks Station (2.5 miles). There are also regular bus services to Sutton Coldfield, Birmingham & Walsall.

For the driving commuter there is easy access onto main roads leading to Birmingham City Centre.

The local primary school is Little Aston School in Forge Lane (2miles). The feeder secondary School is King Edward 6th in Lichfield. Sutton Coldfield hosts two Grammar schools, Bishop Vesey and Sutton Girls.





The gas centrally heated and double glazed accommodation comprises:

Ground Floor

Charming Reception Hall

Oak panelling and flooring, window seat with storage under and feature mullion window over facing front, doors to Lounge, Dining Room, Sitting Room, Breakfast Room and Guest Cloakroom and stairs to the first floor.

Guest Cloakroom

WC, wash basin, coat hooks and window facing rear.

Large Elegant Lounge 7.90m x 5.75m

Feature minster stone fireplace with fitted gas coal fire, large window overlooking the rear garden, second tall window overlooking the garden and two windows facing side.

Formal Dining Room 5.60m x 4.00m

Feature inglenook with brick fireplace and log burner, two windows facing side, beamed ceiling, bay window facing front and double doors to the Lounge and the Reception hall.

Sitting Room 4.53m x 4.05m

Feature stone fireplace with fitted gas coal fire and bay window facing front.

Breakfast Room/Family Room 5.86m x 3.53m

Alcove with shelving, tall window overlooking the garden, second window overlooking the garden with glazed door to the patio and large arch to:

Well fitted Kitchen 5.32m x 4.15m

Excellent range of contemporary grey kitchen units comprising fitted cupboards and drawers with quartz work surfaces, Twin bowl white Belfast sink with mixer tap over, range of built-in appliances including Neff Dishwasher, Neff Oven & Grill, feature central island with Neff ceramic electric Hob with extractor hood over, small built in drinks fridge and breakfast bar, space for large American style





fridge freezer, walk in pantry, door to garage, door to utility room and window overlooking the rear garden.

Good Size Utility Room

Range of matching fitted units including stainless steel sink unit, fitted work surface, space & plumbing for washing machine and tumble dryer, built in storage cupboards with shelving and meter's, further fitted matching cupboards, window facing front and door to:

Boot Room

Door to front, coat hooks and ample space for coats, shoes and wellies.

Two/Three Car Garage 9.31m max 8.31 min x 5.48m

Sliding/folding entrance doors, two Vaillant gas fired central heating boilers, central heating programmer and door to rear garden.

First Floor

Long Landing

Approached via an oak staircase, sky light, window facing front and storage and airing cupboards off.

Principal Bedroom 5.88m x 4.2m

Glazed double doors and Juliet balcony overlooking rear garden and doors to:

Walk in Wardrobe

Fitted shelving and wardrobes, hatch to loft area and window overlooking garden.

En-suite Bathroom

Panelled bath, large shower cubicle, vanity unit inset with wash basin, WC and cupboards, heated towel rail, mirror fronted toiletries cabinet, shaver point, full height wall tiling.

Bedroom 2 5.60m x 4.00m

Windows facing front and side and door to:

En-suite Shower Room

Large shower cubicle, fitted units inset with wash basin, WC and cupboards and full height wall tiling.

Bedroom 3 4.81m x 3.63m

Large fitted wardrobes, with two sliding doors, second large built in double wardrobe, alcove with vanity unit with wash basin, mirror over and cupboard under and window facing front.

Bedroom 4 4.42max x 4.00m

Fitted wardrobes including two double wardrobe and central single wardrobe with mirror fronted door, box room off and window facing front.

Large Family Bathroom

White suite comprising free standing bath with shower over, twin wash basins set on separate stands, WC, Bidet, full height wall tiling, heated towel rail, Airing cupboard with hot water cylinder and shelving and two windows facing rear.

Bedroom 5 2.85m x 2.48m

Window overlooking the rear garden.

Bedroom 6 4.15m x 2.48m

Hatch to loft area and window overlooking the rear garden.

Bedroom 7/Home Office 5.48m x 4.81m

Window facing front and glazed double doors overlooking the rear garden.

Outside

Gated side entrance

Good Size West Facing Private Rear Garden

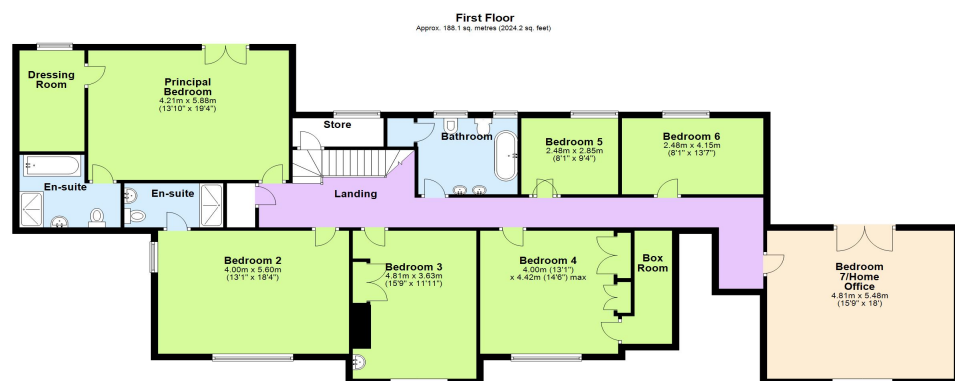
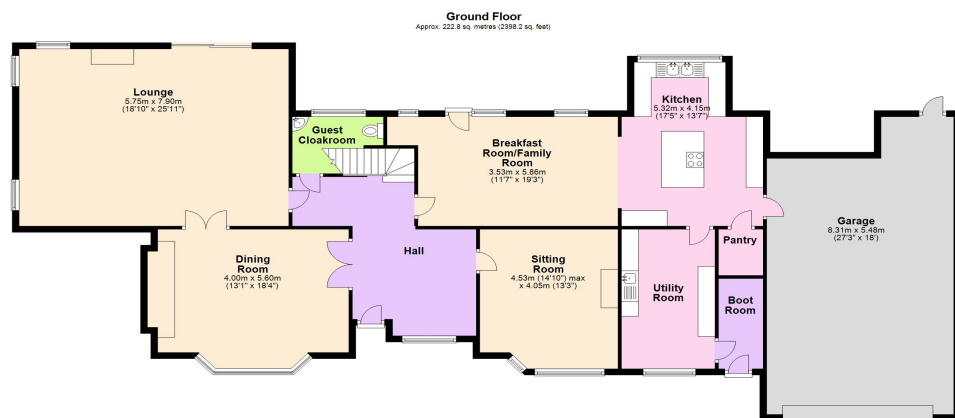
Wide paved patio with two sets of steps down to the upper lawn, stone garden walling, lower lawn, flower beds and shrubs and screening boundary shrubs and trees and fencing.

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Viewing: To view Clarence House call 0121 353 6212 or 07768 035 065 or email mark.bentley@exp.uk.com







Total area: approx. 410.9 sq. metres (4422.4 sq. feet)
Clarence House, Little Aston Park Road, .



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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