

# Selwyn Walk

Little Aston Park, Sutton Coldfield, B74 3FG

John   
German





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£2,250,000

La Maison is a secure gated detached family residence situated in Selwyn Walk, an exclusive development within the Little Aston Park estate.



Selwyn Walk is an exclusive development of five impressive, detached family homes built just over 20 years ago and nestled off Park Drive, within the highly desirable Little Aston Park estate. La Maison offers spacious and versatile family accommodation spread between the main house and the separate detached garage block of just under 6,000 square feet.

The property as stated benefits from a detached garage block in keeping with the main property with adequate space for five cars with three electric up and over doors. Above is an impressive cinema room, two further bedrooms/offices and a bathroom featuring a low level WC, hand wash basin and steam room.

Outside to the front of the property you are greeted by secure electric entrance gates with intercom system opening to the extensive block paved driveway providing off-road parking for several vehicles. This leads to the detached garage complex and a attractive lawned gardens with a variety of plants, trees and shrubs.

Offering in total just under 6,000 square feet of accommodation, upon entering the property, you are welcomed into the impressive entrance hallway with central carpeted staircase leading to the first floor and doors leading off to the ground floor accommodation.

The formal dining room has two front facing windows, double doors leading out to the rear garden, carpeted flooring and double doors opening into the living room.

The living room has two side facing windows, a window to the rear aspect and French doors opening out onto the rear garden, carpeted flooring, decorative fireplace housing the gas fire and double doors opening back into the hallway.

The third reception room is currently used as a billiards room, with windows to the front and side aspect and carpeted flooring.

The guest cloakroom comprises half tiled walls, low level WC, wash hand basin and large window to the side aspect.

The heart of the home is the impressive open plan kitchen/family area with a shaker style kitchen with quartz worktops, rangemaster cooker with extractor above, separate island unit and a generous range of integrated kitchen appliances. There are spotlights to the ceiling, window to the rear aspect, chimney housing the feature gas fire with two side facing windows and French doors leading out to the rear garden.

From the kitchen a door leads into the inner hallway with door out to the rear patio and doors off into the playroom, utility and guest cloakroom.

The playroom is a fantastic versatile fourth reception room with two windows to the front aspect and one to the side.

The generously sized utility room has an extensive range of matching red gloss wall and base units with inset sink, along with space and plumbing for an American style fridge/freezer, washing machine and tumble dryer. There are two large storage cupboards, large dog bath, tiled flooring, spotlights to the ceiling and window to the front aspect.

Upstairs there are five generously sized double bedrooms, all with fitted wardrobes and a recently modernised family bathroom and three en-suites.

The master suite has its own dressing area with a variety of fitted wardrobes, windows to the front and side aspects, and a recently re-fitted luxury en-suite bathroom with Villeroy & Boch fittings, floor to ceiling tiles, large double walk-in shower with rainfall shower, low level WC, double wash hand basin, illuminated bathroom mirror, white panelled bath with mixer attachment, chrome heated towel rail, window to the rear aspect and spotlights to the ceiling.

The family bathroom comprises large floor to ceiling tiles, double wash hand basin unit with large mirrored bathroom unit above, low level WC, large walk-in shower with rainfall shower over and obscured window to the side aspect.

Outside to the rear of the property is a beautifully landscaped fully enclosed rear garden having a well stocked fish pond with nexus filtration system and waterfall, three large sheds and a decorative paved walkway around the garden. There is also a large patio seating area ideal for garden furniture and outside entertaining, security lights and a variety of shrubs and flowers offering an array of colour.

The property sits proudly within the Little Aston Park estate and has local shopping facilities only half a mile away on Little Aston Lane, in addition to Mere Green Shopping Centre only a short distance away where there is a Marks & Spencer's and Sainsbury's supermarkets, together with an array of restaurants and coffee shops. Sutton Coldfield town centre provides a further selection of shops and restaurants within the Gracechurch Shopping Centre. The nearby Sutton Park; a 2400 acre National Nature Reserve with its own woods, seven lakes and being one of the largest urban parks in Europe, makes a great place to walk, explore and cycle.

**Agents note:** We understand there is a private estate charge of approximately £400 per annum.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/29112023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band H















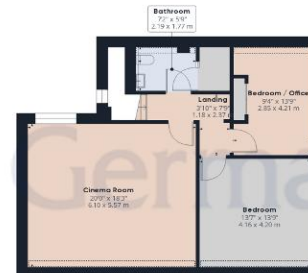
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

5964.07 ft<sup>2</sup>

554.08 m<sup>2</sup>

Reduced headroom

38.58 ft<sup>2</sup>

3.58 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



