



Al-Andalus, Endwood Drive, Little Aston Park,  
Sutton Coldfield **B74 3AJ**

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A superb family home set in 0.93 acres of private wrap around gardens, in a very desirable location on Little Aston Park.



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0.93

EPC  
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**Guide price:** £2,000,000

**Local authority:** Lichfield District Council

**Council tax band:** H

## The Property

Al- Andalus is a beautifully presented detached residence extending to over 4400 sq ft in total (411 sqm). The property offers flexible accommodation with stylish and elegant interiors. The plot extends to 0.93 acre in total and wraps around the property including a substantial courtyard area enjoying a westerly facing aspect ideal for al fresco entertaining.

The enclosed entrance porch leads through to a stunning reception hallway. The elegant staircase is a particular feature and creates a superb focal point. From the entrance hallway doors radiate to the principal reception rooms. The drawing room features a log effect contemporary fire and French doors lead out to the courtyard. A further door provides access to the dining room where there is further set of French doors providing lovely natural light and leading to the external courtyard ideal when entertaining.

The kitchen and family room has been refitted in a contemporary style to include a fitted breakfast bar. There is a delightful family sitting area with stove style fire set against a feature wall, this is a lovely cosy place to sit and enjoy views over the rear garden. Doors lead out from here to both the rear garden and the courtyard.

Adjacent to the kitchen is the utility room and in turn a covered walkway providing access to the garage, ideal in winter months. The property also benefits from a spacious study which has an independent door from the garage.





The property offers flexible accommodation with stylish and elegant interiors



## Upstairs

To the first floor, the principal bedroom suite enjoys a range of fitted furniture and an attractive en suite with both bath and shower facilities.

Bedroom 2 also benefits from an en suite and there are 3 further bedrooms and a shower room.

There is a spacious Games room accessed via bedroom 5 which offers excellent potential and flexibility of use.







## Gardens & Grounds

The property is approached via gates through to a long sweeping driveway providing ample parking facilities in addition to two garages.

The beautiful plot extends to 0.93 acre in total and benefits from a lawn area with mature trees and planting. To the rear of the property there is a further garden area with an abundance of planting, seating area and summer house. The substantial external courtyard is ideal for al fresco dining and summer entertaining.



## Location

Al-Andalus is within walking distance of Burnett Road and offers a range of restaurants, bars, and a Co-op. Nearby Mere Green caters for day-to-day amenities also with the benefit of a Sainsbury's supermarket and there is a fabulous selection of eateries and bars.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

There are train stations close by including Butlers Lane and Four Oaks providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

Sutton Park can be accessed from Streetly Gate and is a mere 10-minute walk away, offering great scope for walking, golf and a variety of outdoor pursuits. Little Aston is well placed for access to regional centres and the motorway network.

## Distances

Little Aston Golf Club 0.2 miles (4 minute walk), Sutton Park 0.9 miles, Streetly 1.7 miles, Mere Green 2 miles, Butlers Lane Railway Station 1.5 miles, Four Oaks Railway Station 2.2 miles, Sutton Coldfield 3 miles, Lichfield 7 miles, Birmingham City 8.5 miles (all distances are approximate)

## Services

Mains water, drainage, gas and electricity. Property is heated via a warm air vent system.

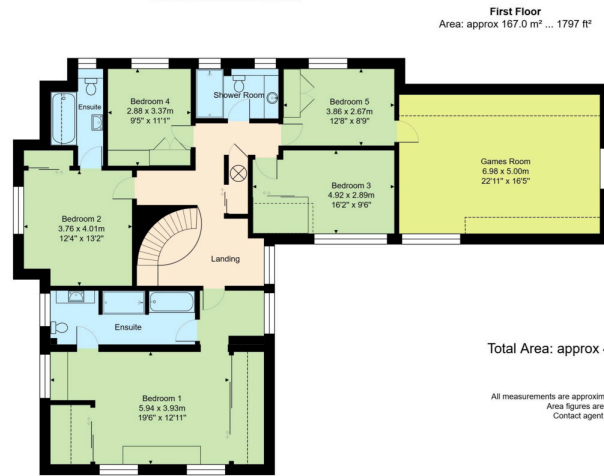
## Agents Note

The property is located on Little Aston Park and is subject to estate management charges.





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Total Area: approx 411.6 m<sup>2</sup> ... 4431 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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