

1B THE GRANARY
ALDRIDGE
WALSALL
WS9 8NY


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional four-bedroom home, nestled in a private position in The Granary, a highly desirable courtyard development in the heart of Aldridge.

ACCOMMODATION:

Ground Floor:

Reception hall

Drawing room

Fitted kitchen/breakfast room

Entertainment room

Snug

Guest WC

Utility room

First Floor:

Bedroom 1 with ensuite and separate access

Three further bedrooms (one currently used as a dressing room)

Family bathroom

Store room

Gardens and Grounds:

Enclosed rear garden

Landscaped fore gardens

Driveway parking

EPC Rating: C

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

1b The Granary is situated in a delightful location in the heart of Aldridge. The contemporary family home is extremely well maintained and accessed from a cobbled driveway leading to the front driveway and garden.

Day to day amenities can be found in Aldridge or nearby Streetly. Sutton Coldfield town centre also has a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre, as well as Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

There is an excellent choice of schools in the area, including St Francis of Assisi, Cooper and Jordan Secondary School and, in nearby Sutton Coldfield, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the council for up to date school catchment areas.

The property is also excellently situated to take advantage of Aldridge cricket club, Druid's Heath, Little Aston and Aston Wood golf courses.

DESCRIPTION

1b The Granary is a beautifully finished four-bedroom, family home. The welcoming reception hall has a guest cloakroom, staircase leading off to the first floor accommodation, drawing room off to the left hand side and kitchen/breakfast room to the right hand side beyond which is the entertainment room.

The drawing room is a lovely space to relax and enjoy the private dual aspect over the front and rear walled gardens. Bi-fold doors open out onto the extensive patio terrace and a log burner makes a fabulous focal point for the room. From the drawing room is the snug, which also has bi fold doors and views over the beautiful gardens. An additional staircase from here leads to bedroom three on the first floor, giving the flexibility to this room of becoming a self-contained

suite.

The lovely kitchen/breakfast room is fitted with cream wall and floor cupboards surmounted with complementary worktops. The kitchen has space for a breakfast table ideal for weekend brunches and family dining.

The utility, off the kitchen, has recently been re-fitted to provide additional cupboards for storage, a sink, as well as space for appliances.

The entertainment room offers flexible space that could alternatively be a snug, study or converted back to as originally designed as a garage.

A cloakroom and guest WC complete the ground floor accommodation.

To the first floor is the master bedroom which has a jack and jill shower room shared with adjoining bedroom two. Bedroom three has a dedicated storage room (ideal playroom) and bathroom, bedroom four is currently used a dressing room.

GARDENS & GROUNDS

Outside the gravelled driveway has parking for several vehicles. There is a large area of fore garden, a private space laid mainly to lawn. The rear garden is enclosed enjoying a vast sun terrace providing the perfect space for entertaining and relaxation beyond which are extensive lawns.

DIRECTIONS

From The Green in Aldridge (Aldridge Parish Church) take the Little Aston Road into the centre of the village and at the traffic island take the last exit back onto Little Aston Road, turn left at Aldridge Youth Theatre into Noddy Park Road, The Granary is the first turning on the left, 1b is set back on the right hand side.

SERVICES

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

TERMS



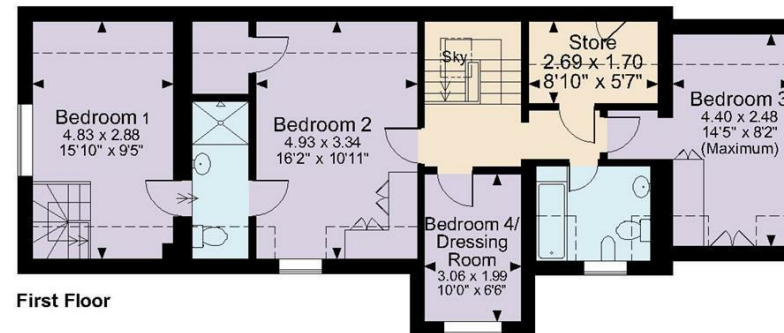
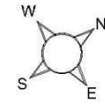
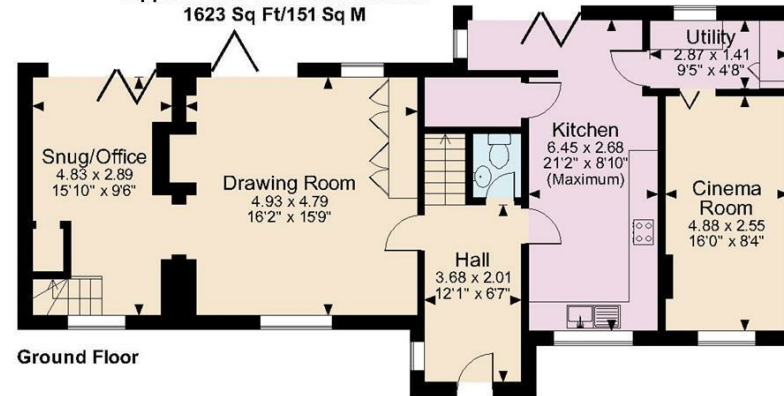


Tenure: Freehold
Local authority: Walsall Council

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.


All viewings of 1B The Granary are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

The Granary, Aldridge, Walsall
Approximate Gross Internal Area
1623 Sq Ft/151 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

 Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C		73	83
(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	

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 importance 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.

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