



Vercourt

Little Aston, Sutton Coldfield, B74 3XE



Sutton Coldfield
Fine Residential

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A SPACIOUSLY ARRANGED WELL PLANNED MODERN BUNGALOW OCCUPYING A PROMINENT CORNER POSITION IN A SOUGHT AFTER LOCATION APPROACHED FROM NEWICK AVENUE.

This spacious modern bungalow occupies an exclusive location in the heart of Little Aston and is accessible for all amenities including local shops at Streetly Village, schools for all ages and Sutton Park.

Set well back behind a wide corner frontage with lawned foregarden and sweeping in-out driveway, the property which includes double glazing and gas central heating briefly comprises:

Large Reception Hall with glazed double entrance doors and ceramic tiled floor.

Study Area with window to front.

Guest Cloakroom with wc, vanity unit and ceramic wall and floor tiling.





Lounge. Approached through double doors. Fireplace, mirrored wall, deep bay window with French door to the patio and floor level windows either side. Opening to:

Dining Room with French door to patio.

Breakfast/Kitchen. Range of painted style unit with granite worksurfaces and integrated appliances. Long island unit with inset 1 ½ bowl sink, breakfast bar and cupboards below. Further range of cupboards and drawers, glass fronted wall units, inset hob with extractor above and oven below, built in combination oven, dishwasher and fridge/freezer. Window to front, ceramic tiled floor, two floor level windows to rear and French doors to the patio.

Utility. Inset sink with cupboards below, worksurface, plumbing for washing machine and door to garage.

On the First Floor

Approached by a return staircase to landing with storage and access to loft.

Large Roof Room with Velux window.





Double Door Linen Cupboard.

Bedroom One with fitted wardrobes and window to rear.

En Suite Shower Room. Quadrant shower enclosure, washbasin, bidet and wc. Ceramic wall and floor tiling.

Bedroom Two. Fitted headboard, wardrobes and dressing table. Bow window to front.

Bedroom Three. Fitted headboard, wardrobes and dressing table. Window to rear.

Shower Room/wc. Quadrant shower enclosure, washbasin and wc. Ceramic wall and floor tiling and door to bedroom three.

Outside

Double Garage with electric up and over door, light, power and Worcester gas boiler.

Private Rear Gardens with paved patios and lighting, lawns and mature evergreen shrubs and bushes.

Side Entrance.

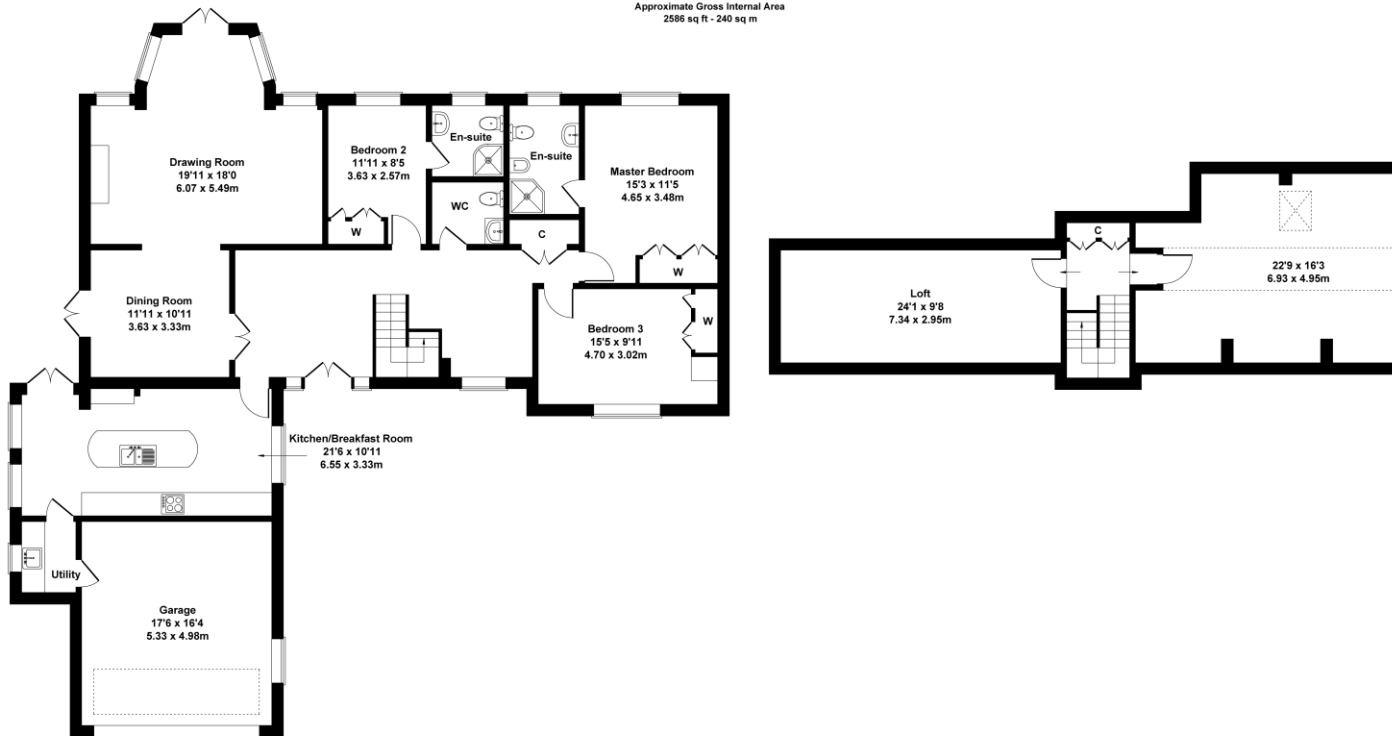
Council Tax Band: G





5, Vercourt, Little Aston, B74 3XE

Approximate Gross Internal Area
2586 sq ft - 240 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: enquiries@quantrills.co.uk

www.quantrills.co.uk



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