



Blake Street

Little Aston, Sutton Coldfield, B74 4EU



Sutton Coldfield
Fine Residential

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A CONVENIENTLY LOCATED MODERN EXTENDED DETACHED RESIDENCE BACKING ONTO FARMLAND AND SITUATED IN THIS ESTABLISHED AND SOUGHT AFTER RESIDENTIAL AREA WITHIN WALKING DISTANCE OF LOCAL SHOPS.

This modern family residence occupies a very convenient location close to all amenities including shops at Blake Street and Clarence Road, schools for all ages and public transport including cross city rail services from Blake Street Station.

The extended family accommodation with gas central heating and double glazing briefly comprises:

Enclosed Porch.

Reception Hall with coved ceiling.

Guest Cloakroom with wc and vanity unit with washbasin and cupboard below.





On The Ground Floor

Lounge. Feature stone fireplace with gas coal effect stove. Coved ceiling, ceiling rose and bow window facing front garden. Glazed doors to:

Dining Room with coved ceiling and patio doors to the rear garden.

Breakfast/Kitchen with inset 1 ½ bowl stainless steel sink, floor cupboards and drawers, worksurfaces, wall units, extractor hood, plumbing for washing machine, wall tiling and fireplace with gas fired coal effect stove. Window overlooking the rear gardens.

Utility. Inset 1 ½ bowl sink with cupboards below, wall units and door to garage.

Conservatory overlooking the rear garden with French door to the patio.





On The First Floor

Landing with hatch to loft and pull down ladder.

Bedroom One. Bed alcove with concealed lighting, headboard and twin bedside tables. Fitted wardrobes and window to rear with views of farmland.

Bedroom Two with built in double wardrobe and window to rear with views of farmland.

Bedroom Three overlooking the front garden.

Bedroom Four overlooking the front garden.

Shower Room/wc. Wide shower enclosure with rain head, wc, vanity unit with washbasin and cupboards below. Wall tiling and linen cupboard.

Outside

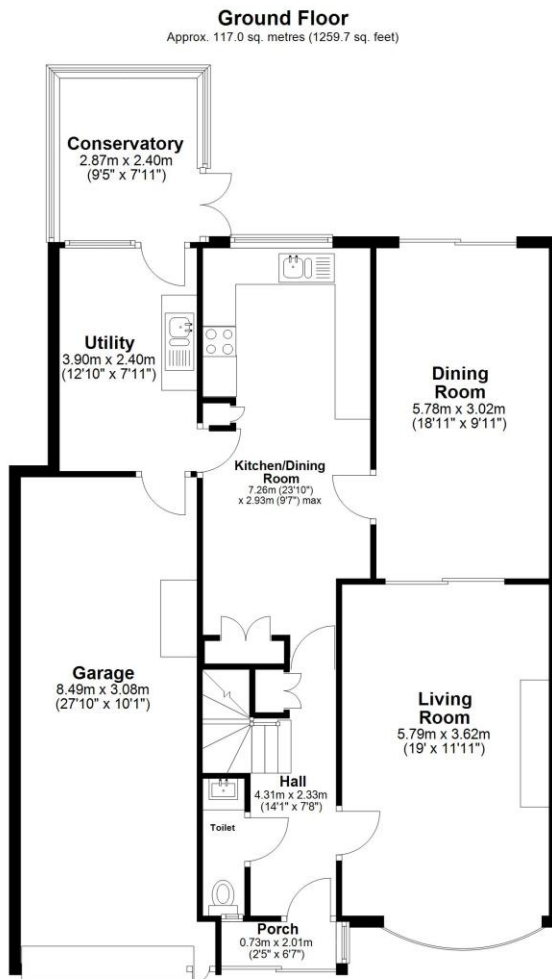
Large Garage with electric up and over door and pedestrian door to side. Light, power and Vaillant gas fired boiler.

Long Rear Garden backing onto farmland. Paved patio, lawn, borders and a variety of mature shrubs, bushes and fruit trees.

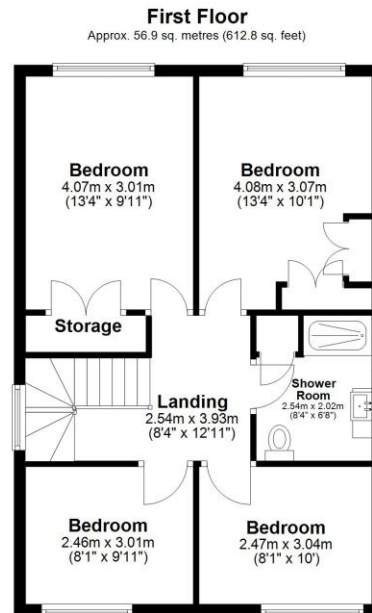
Shed.







Total area: approx. 174.0 sq. metres (1872.5 sq. feet)



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 firm's 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		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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