



Claverdon Drive

Little Aston, Sutton Coldfield, B74 3AH



Sutton Coldfield
Fine Residential

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A WELL PRESENTED SPACIOUSLY ARRANGED MODERN DETACHED FAMILY RESIDENCE WITH A DETACHED ONE BEDROOM ANNEXE AND ENJOYING AN EXCLUSIVE LOCATION IN THE HEART OF THE PRIVATE LITTLE ASTON PARK ESTATE.

This spacious family residence occupies a delightful mature location in this sought after cul de sac approached from Roman Road and set within the heart of the exclusive Little Aston Park Estate. All amenities are available including local shops at Streetly Village, schools for all ages and a wide range of recreational facilities including the nearby Sutton Park.

The property stands well back behind an extensive corner frontage with lawned foregarden and a large sweeping in-out tarmac driveway affording parking for a considerable number of vehicles.

Well appointed and maintained this spacious family residence with gas fired central heating and double glazing briefly comprises:

Enclosed Porch with double entrance doors.

Large Reception Hall with laminate flooring, coved ceiling and ceiling rose.

Guest Cloakroom. Wc with spray attachment and washbasin with cupboards and drawers below. Ceramic wall and floor tiling and coved ceiling.





On The Ground Floor

Lounge. A through room with feature stone fireplace, laminate flooring, plaster ceiling moldings with central ceiling rose and coving. Bow window overlooking the gardens at front and patio doors to the rear gardens.

Dining Room with laminate flooring, coved ceiling and window overlooking the front gardens.

Sitting Room with laminate flooring, coved ceiling and ceiling rose. Patio doors to the conservatory.

Breakfast/Kitchen. Extensive range of units in solid wood with polished granite worksurfaces and integrated appliances. Inset white glazed sink, floor cupboards and drawers, wall cupboards, dresser unit and Island unit with cupboards and wine rack below. Built in oven with microwave above, four burner hob with extractor above and built in fridge/freezer. Ceramic wall and floor tiling, coved ceiling and double doors to:

Conservatory overlooking the rear gardens. Ceramic tiled floor and French doors to the patio.

Utility Room with inset stainless steel sink, floor cupboards, wall units, worksurface, ceramic wall tiling, Worcester gas boiler and door to garden.

N.B. We are advised by the vendor the gas boiler and radiators to the main house were replaced by British Gas approximately three years ago.





On The First Floor

Large Gallery Landing with window to front and coved ceiling.

Airing Cupboard.

Hatch to Loft.

Bedroom One with coved ceiling and two windows overlooking the rear garden. Built in mirror fronted wardrobes.

En Suite Shower Room. Wide corner shower with rain head, wall mounted washbasin with drawer below and illuminated mirror fronted cabinet above, and wc with spray attachment. Ceramic wall and floor tiling and chrome ladder radiator.

Bedroom Two with built in mirror fronted wardrobes, coved ceiling and window overlooking the rear gardens.

Bedroom Three with a range of built in wardrobes and window overlooking the front gardens.

Bedroom Four with built in wardrobe and storage cupboard, box room and window overlooking the front gardens.

Family bathroom/wc. Corner spa bath with shower above, wide corner shower with rain head and large wall mounted washbasin with drawers below and illuminated mirror fronted cabinet above. Wall mounted wc with spray attachment. Ceramic wall and floor tiling and chrome ladder radiator.

Outside

Detached Annex: Bedroom/Sitting Room with laminate flooring and window to rear. Bathroom/wc. Bath with electric shower above, washbasin and wc. Ceramic wall tiling and ladder radiator. Kitchen with inset stainless steel sink, worksurface, floor cupboards and inset four burner hob with extractor above.

Gated Side Entrance.

Private Rear Gardens. Paved patio with ornamental pool and water feature. Shaped lawn, borders, shrubs, bushes and clipped evergreens.

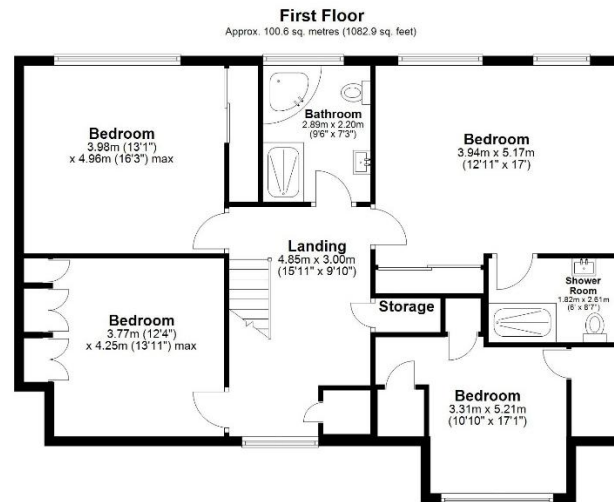
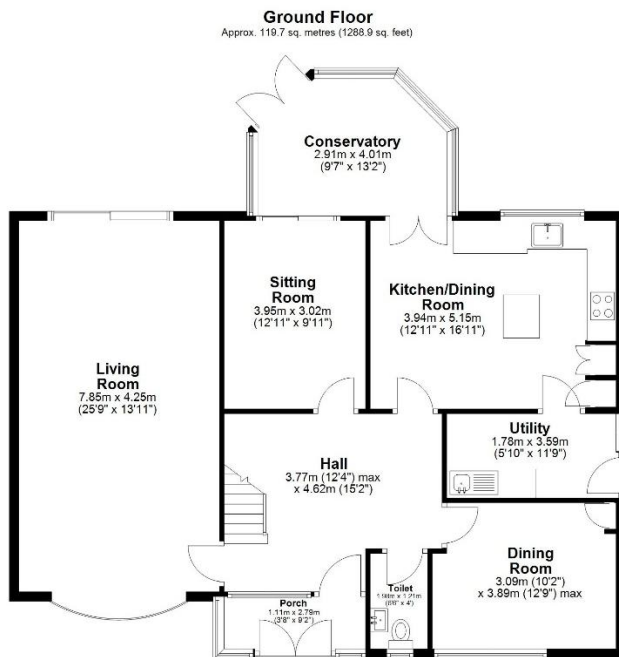
Timber Gazebo.

Large Shed.

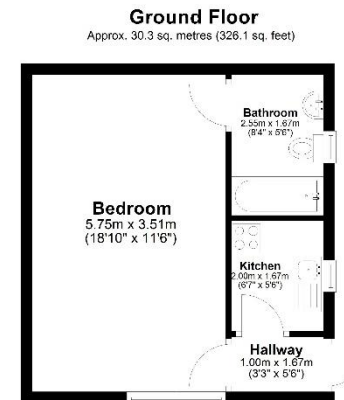








Total area: approx. 220.4 sq. metres (2371.8 sq. feet)



Total area: approx. 30.3 sq. metres (326.1 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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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39-54	E	52 E	
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