

Asking Price £588,000

Jayman
www.jayman.co.uk

Estate Agents



Little Aston Lane

Sutton Coldfield, B74 3UA

Little Aston Lane, Sutton Coldfield, B74 3UA

Jayman offer for sale this beautifully presented cottage with a unique blend of traditional charm with modern contemporary additions throughout on the highly sought after Little Aston Lane.

Deceptively spacious with two bedrooms, two reception rooms, modern fitted breakfast kitchen, orangery, double garage and pleasant rear landscaped garden area.

Entrance Porch

Living Room 14'6" x 11'8" (4.42m x 3.56m)

Spacious living room with feature fireplace, stairs leading to first floor, window to fore and doors leading to dining room and through to the breakfast kitchen to rear.

Dining Room 14'2" x 7'10" (4.32m x 2.41m)

Good sized dining area with window to fore and to side.

Breakfast kitchen 19'5" x 10'0" (5.94m x 3.07m)

Modern breakfast kitchen with built in storage cupboards, sink and drainer, a range of fitted appliances and breakfast bar with windows to the rear garden.

Orangery 15'10" x 7'8" (4.83m x 2.36m)

Just off the breakfast kitchen the orangery offers pleasant views of the rear garden areas.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

First floor

Landing with doors leading to

Bedroom 1 14'9" x 8'2" (4.5m x 2.51m)

Spacious double bedroom with window to fore and leading to Dressing Room.

Dressing Room

Good sized dressing room with built in wardrobes.

Bedroom 2 11'3" x 10'7" (3.45m x 3.23m)

Double bedroom with window to rear.

Shower Room

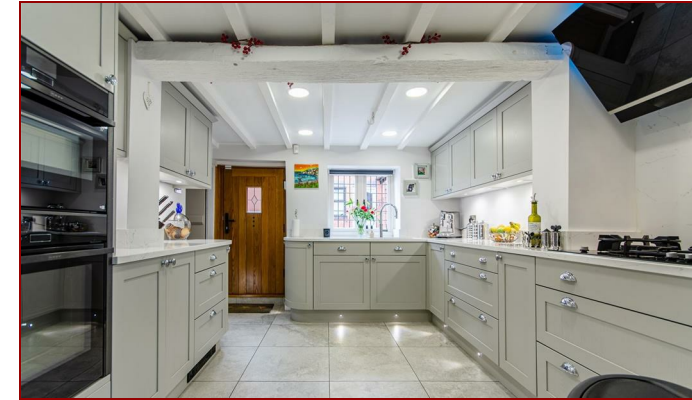
Modern fitted suite comprising of walk in shower, wash hand basin and WC.

Outside

Beautifully landscaped rear garden area being paved and with multiple seating areas for entertaining.

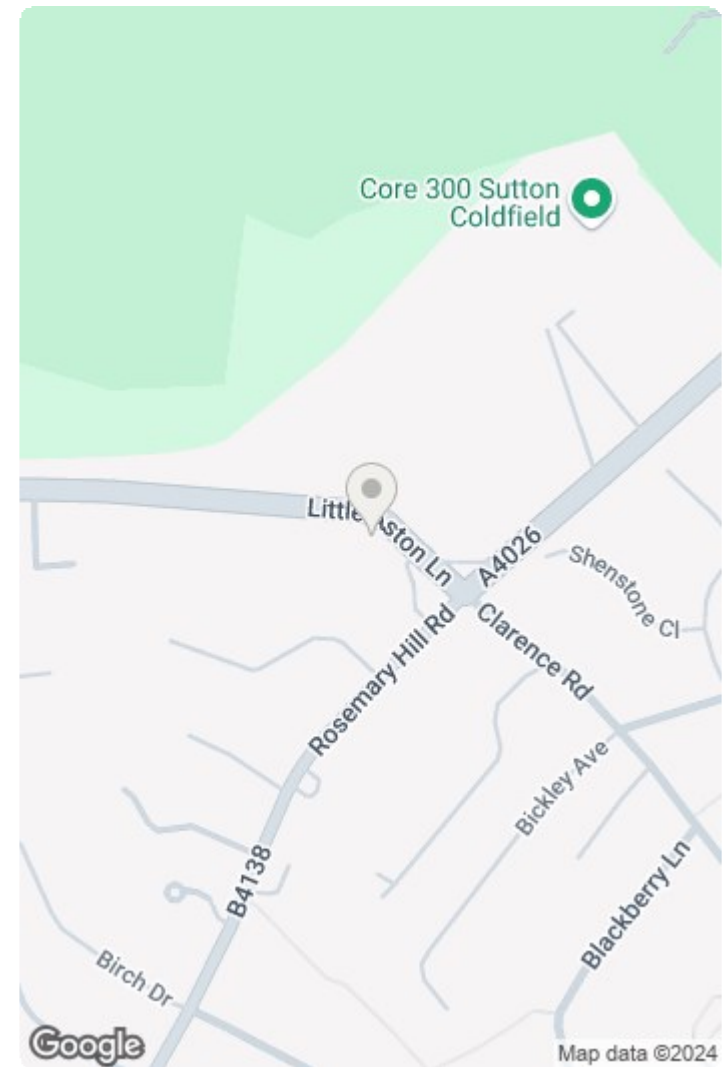
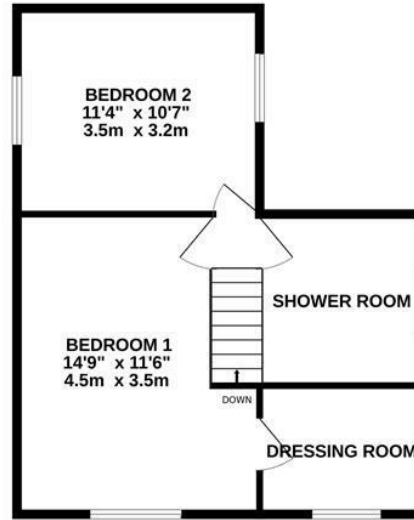
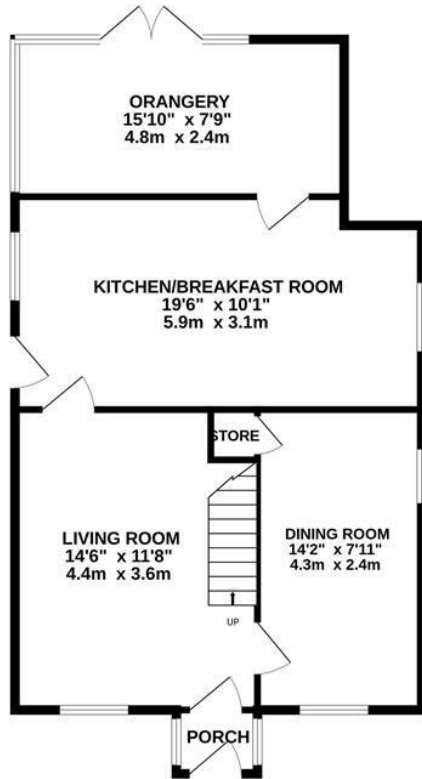
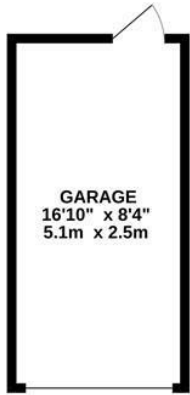
Garage 16'9" x 8'3" (5.13m x 2.54m)

Double garage approached via gravel driveway to side.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	29-38	F	51-60
G	1-28	G	61-70

Current Energy Efficiency Rating: **C** (Score: 73)

Current Environmental Impact (CO₂) Rating: **D** (Score: 35)

England & Wales EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

