

Fixed Asking Price £580,000

Jayman
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Estate Agents



Little Aston Lane

Sutton Coldfield, B74 3UA

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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.

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

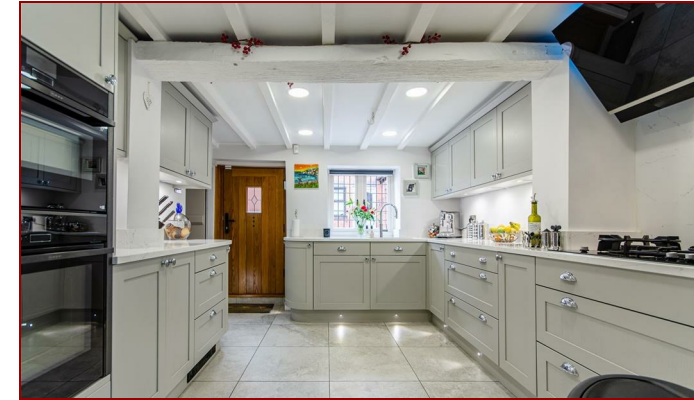
Modern fitted suite comprising of walk in shower, wash hand basin and WC.

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)

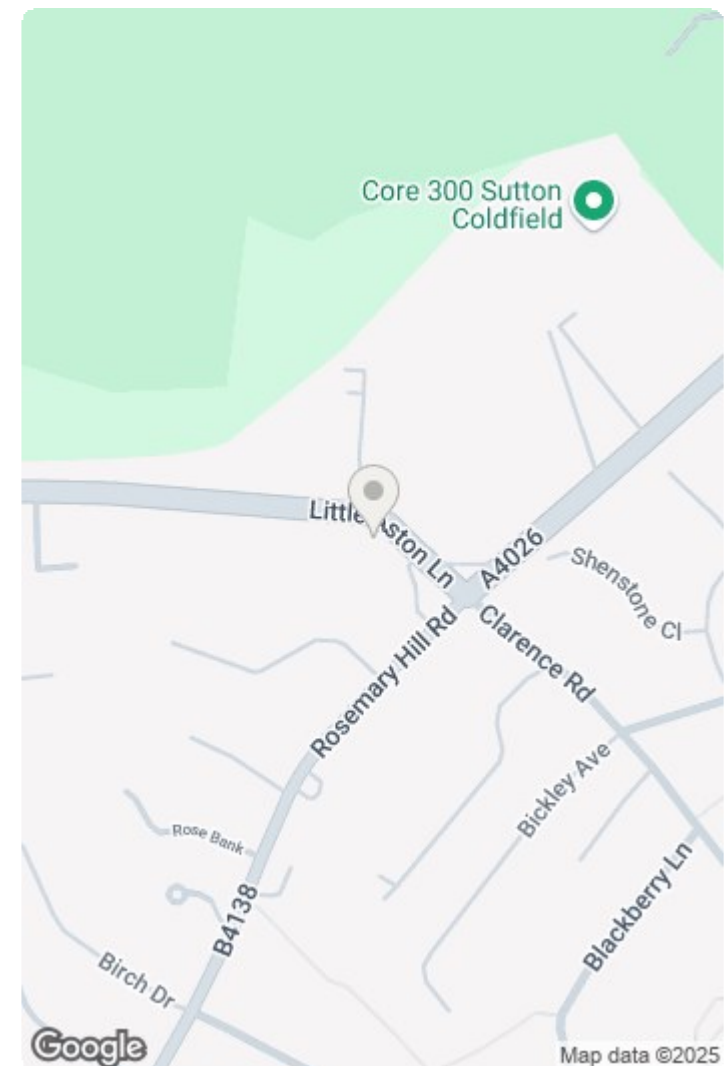
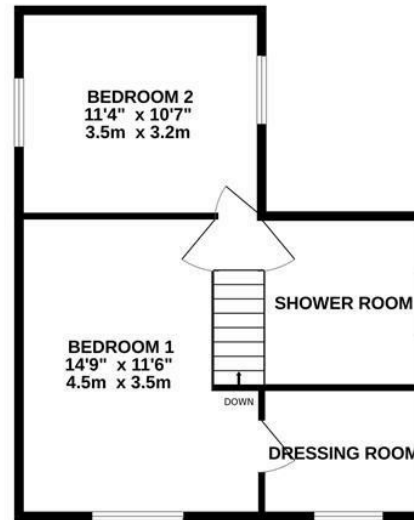
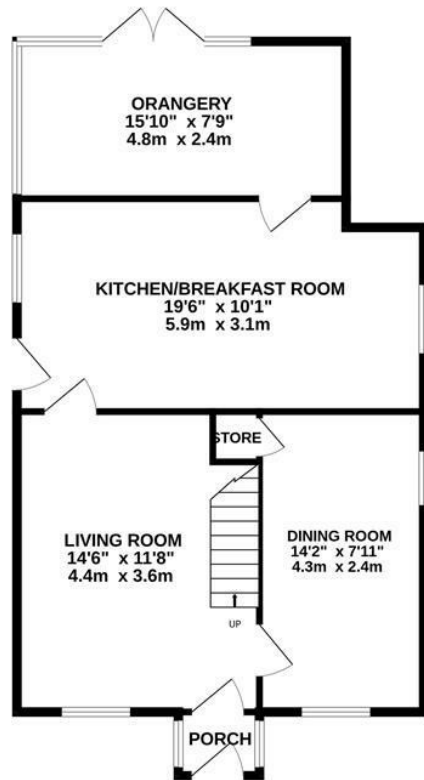
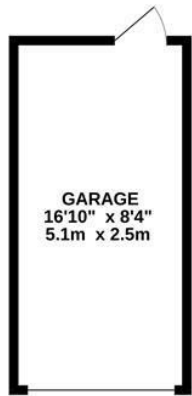
Double garage approached via gravel driveway to side.



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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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Band	Very environmentally friendly - lower CO ₂ emissions
92-100 A			92-100 A
81-91 B			81-91 B
70-80 C			70-80 C
59-69 D			59-69 D
48-58 E			48-58 E
37-47 F			37-47 F
26-36 G			26-36 G
15-25			15-25
For energy efficient - higher running costs			For environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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