

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)

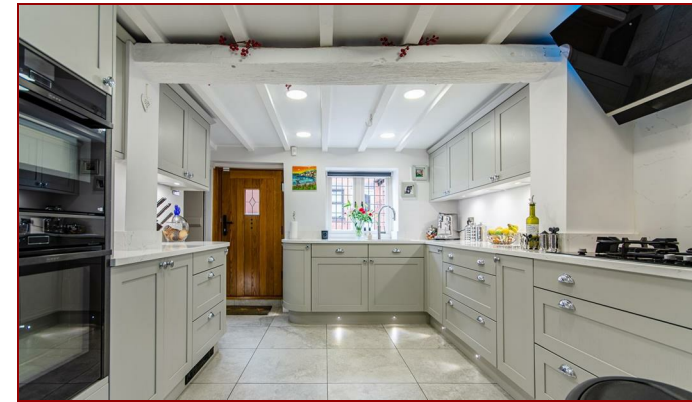
Double garage approached via gravel driveway to side.

Looking to sell your home?

Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

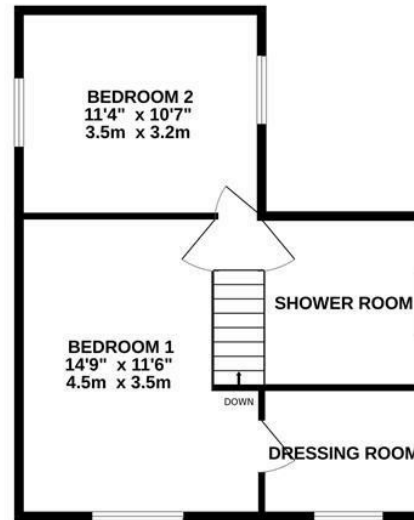
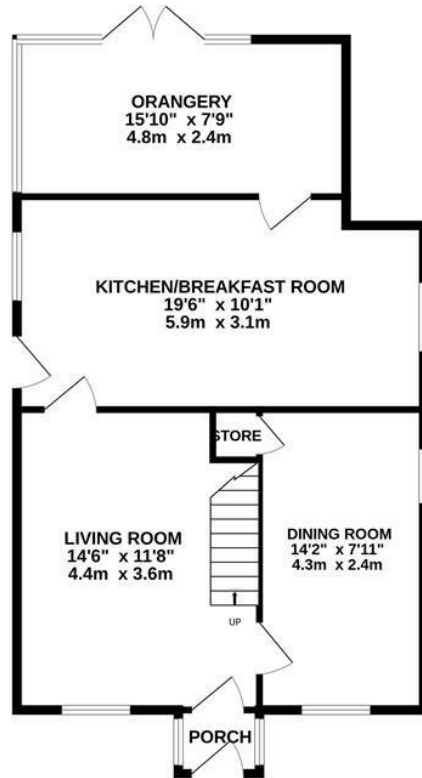
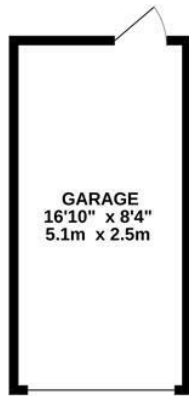
Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



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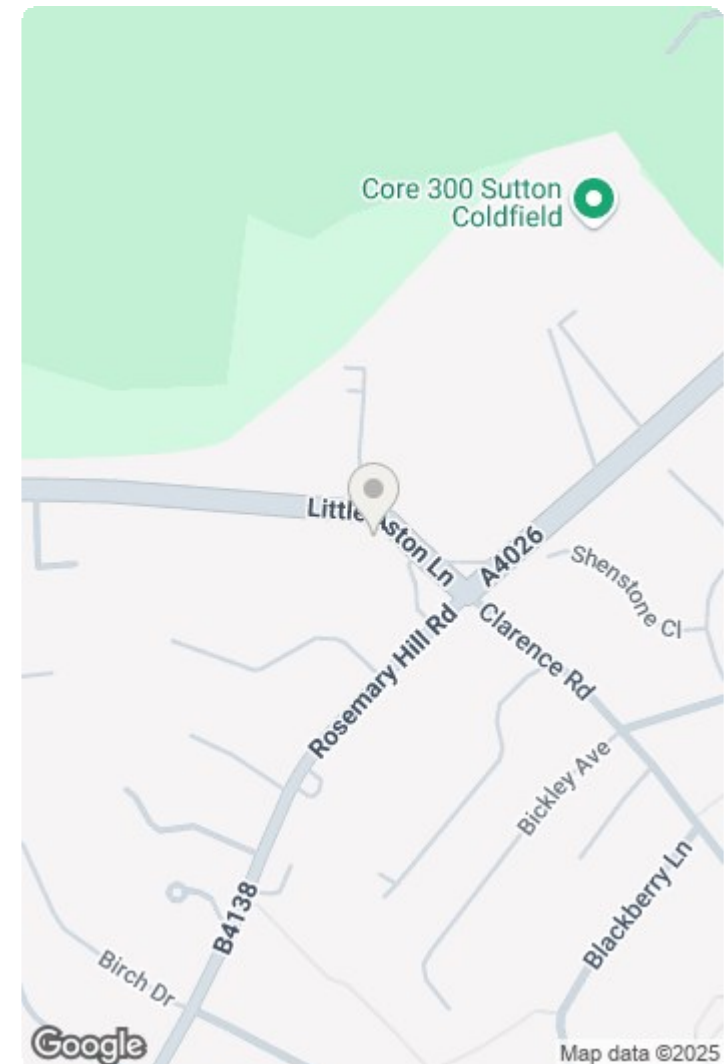
GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
105-120 kWh/m ² A			105-120 g/kWh A		
81-105 kWh/m ² B			81-105 g/kWh B		
61-80 kWh/m ² C			61-80 g/kWh C		
41-60 kWh/m ² D			41-60 g/kWh D		
21-40 kWh/m ² E			21-40 g/kWh E		
1-20 kWh/m ² F			1-20 g/kWh F		
Below 1 kWh/m ² G			Below 1 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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