

NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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- Exclusive Location
- Vastly Extended Family Home
- 2 Formal Reception Rooms
- Open Plan Kitchen Diner
- Utility & Guest WC
- 4 Bedrooms & 2 En Suite Shower Rooms

Aldridge Road, Little Aston,
 Sutton Coldfield, B74 3BQ

Offers In Region Of
 £915,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after and exclusive location within Little Aston and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. The bungalow offers large and yet versatile living accommodation over two floors and sits on a generous plot and has countryside to the rear. Internally there is a large hallway leading to a spacious rear lounge and sitting room, a great sized open plan kitchen/living/dining room with a separate utility room, there are two large ground floor bedrooms, one of which has an en suite shower room and a family bathroom, on the first floor there are two substantial bedrooms, a further en suite and storage room, to complete the home there is a private garden and a garage.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

FULLY ENCLOSED PORCH Pvc double glazed window to front, part obscure timber stained door opens to:

SUBSTANTIAL, DEEP RECEPTION HALL 14'2" x 6'6" (4.32m x 1.98m) 25'5" max 14'2" min x 8'4" max 6'6" min (7.75m max x 4.32m min x 2.54m max x 1.98m min) Pvc double glazed window to front, two radiators, wood flooring.

GUESTS CLOAKROOM/WC White low flushing wc, matching wash hand basin, chrome ladder style radiator, tiled floor.

SPACIOUS LOUNGE 18'10" max 17'4" min x 18'1" (5.74m max x 5.28m min x 5.49m) Pvc double glazed window and separate double glazed double French doors to rear, pebble living flame gas fire set into a Minster styled stone fireplace having matching hearth and mantle, two double radiators, wood flooring.

SNUG/DAY ROOM 14'2" x 12'1" (4.32m x 3.66m) 16'4" max 14'2" min x 12'7" max 12'1" min (4.98m max x 4.32m min x 3.84m max x 3.66m min) Pvc double glazed bay window to front, Minster styled fireplace having hearth and mantle and central inset coal effect living flame gas fire, radiator, wood flooring.

FITTED BREAKFAST KITCHEN 24'9" x 11'1" (7.54m x 3.35m) Pvc double glazed windows to side, sweeping marble work surfaces having one and a half bowl inset sink unit together with three/four space matching peninsular breakfast bar, stainless steel oven having separate microwave, fitted gas hob, integrated fridge and dishwasher, there is a range of matching units to both base and wall level including drawers, tiled splash backs and floor.

Breakfast/Sitting Area: Pvc double glazed double French doors to rear, radiator, space for breakfast table and/or sofa.

UTILITY ROOM 7'10" x 7'4" (2.39m x 2.24m) Single drainer sink unit set into rolled edge work surfaces having fitted wall and base units, recesses for washing machine and dryer, tiled floor.

INNER HALLWAY Door to outside, door to garage.

BEDROOM TWO 17'6" max plus door recess x 12'8" min (5.33m x 3.86m) Pvc double glazed windows to side and rear, two radiators, double and single fitted wardrobes, wood flooring.

LARGE EN-SUITE SHOWER ROOM 9'3" x 7'9" (2.82m x 2.36m) Pvc double glazed window to side, matching white suite comprising shower area with glazed splash screen, wash hand basin, low flushing wc, two chrome ladder style radiators, tiling to walls and floor.

BEDROOM FOUR 12'8" x 11'10" (3.86m x 3.61m) Pvc double glazed window to front, radiator, wood flooring.

FAMILY BATHROOM Feature suite comprising freestanding roll top, claw footed bath in white with matching wash hand basin and low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

STAIRS TO LANDING Pvc double glazed window to front, radiator.



BOILER/STORE ROOM 11'4" x 8'3" (3.45m x 2.51m)

BEDROOM ONE 24'9" max x 15' min x 19'5" max 10'10" min (7.54m max x 4.57m min x 5.92m max x 3.3m min) Pvc double glazed window to rear, three double fitted wardrobes, single and double fitted wardrobes with an additional range of fitted drawers and shelving, wood laminate flooring.

EN-SUITE SHOWER ROOM Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

BEDROOM TWO 19'8" max 11'2" min x 15'7" max 6'10" min (5.99m max x 3.4m min x 4.75m max x 2.08m min) Pvc double glazed window to front, double radiator, fitted base units together with drawers, wood laminate flooring.

GARAGE 16'9" x 8'9" (5.11m x 2.67m) Pvc double glazed window to side. (Please check the suitability of this garage for your own vehicle)

OUTSIDE Decking area to a block paved pathway, leading to a private lawned rear garden, flanked by borders having mature shrubs, bushes and trees.

OUTSIDE/GARDEN WC Set to the side of the property

Council Tax Band G Lichfield District Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice limited availability for Three, O2, Vodafone and data limited availability for Three, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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