





## Property Description

Occupying a most prestigious quiet cul de sac 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. This superb seven bedroom three storey family home has been thoughtfully and expensively extended and modernised to create versatile and spacious living areas and is ideal for entertaining, entered via a spacious hallway there is a large formal lounge, an open plan dining kitchen with further kitchen and utility area off, on the first floor there are five great sized bedrooms, the master with dressing area and en suite as well as a family bathroom, on the top floor there are two further generous bedrooms and a further shower room, to the side of the home there is an integral garage which is currently used as a home gym. Smart home features include being hard wired for a home automation system, "GenveX" home ventilation system and "Beam" central vacuum system all of which add to this homes unique appeal.

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.

In brief the accommodation comprises:

### ENCLOSED ENTRANCE PORCH

**HALLWAY** A large hallway with a staircase rising to the first floor, radiator, Karndean flooring and doors to:

**GUEST WCA** white suite with a toilet, wash hand basin and front facing window.

**FORMAL LOUNGE** 25'ma x x 19'max (7.62m x 5.79m) A superb sized formal living room ideal for entertaining with recessed ceiling mood lighting, a deep walk in bay to the front aspect and further front facing window, two radiators and patio doors to the rear garden.

**DINING AREA** 15' 1" x 11' 3" (4.6m x 3.43m) Having a window to the front aspect, Karndean flooring, radiator and opening in to the expensively fitted kitchen.

**FITTED KITCHEN** 17' 7" x 11' 9" (5.36m x 3.58m) Expensively refitted to include a stylish and contemporary range of high gloss wall and base mounted units with complementing work surfaces over, under cupboard mood lighting, integrated double oven, steam oven, warming drawer, dishwasher and fridge freezer, microwave, sink and drainer unit, large central island with further built in storage solutions and extra sink and incorporating a breakfast bar, a rear facing window and a door to the secondary kitchen and utility room.

**KITCHEN & UTILITY ROOM** 11' 10" x 7' (3.61m x 2.13m) A further matching range of wall and base mounted units, a gas hob with extractor fan over and built in fryer, space and plumbing for white goods and a door to the rear.

From the hallway a contemporary staircase with glass balustrade rises to the large first floor landing with further storage and doors to:

**BEDROOM ONE** 13' 3" x 12' 4" (4.04m x 3.76m) A window to the front and door to the dressing area/walk in wardrobe with further door to:

**EN SUITE SHOWER ROOM** Including a double width walk in shower cubicle, w.c. wash hand basin with vanity storage beneath and heated towel rail.

**BEDROOM TWO** 15' x 11' 10" (4.57m x 3.61m) A full range of fitted wardrobes with shelving and hanging and a rear facing window.

**BEDROOM THREE** 15' x 11' 10" (4.57m x 3.61m) A full range of fitted wardrobes with shelving and hanging and a rear facing window.

**BEDROOM FOUR** 8' 7" x 8' 1" (2.62m x 2.46m) Fitted wardrobes and a rear facing window

**BEDROOM FIVE** 13' 1" x 8' 5" (3.99m x 2.57m) A window to the front and fitted wardrobes.

**BATHROOM** A white suite with a panelled bath with shower over, full length vanity storage with integrated WC an wash hand basin, heated towel rail and rear facing window.

A further staircase rises to the second floor with two Velux windows allowing natural light and doors

to:

**BEDROOM SIX** 12' 2" x 9' 4" (3.71m x 2.84m) Having a rear facing window and walk in wardrobe

**BEDROOM SEVEN** 14' 3" x 8' 3" (4.34m x 2.51m) A rear facing window and eaves storage

**SHOWER ROOM** A modern suite with a corner shower cubicle, wash hand basin with vanity storage and integrated WC, heated towel rail and rear facing window.

**GARAGE** 21' x 9' 4" (6.4m x 2.84m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** There is a private garden to the rear

Council Tax Band F Lichfield District Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps.

Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 200 Mbps. Highest available upload speed 28Mbps.

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.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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