

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

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Four Oaks | 0121 323 3323



- Superbly Presented Extended Traditional Detached Home
- Four Bedrooms
- En-suite, Family Bathroom & Guest WC
- Lounge & Separate Dining Room
- Conservatory
- Open Plan Kitchen/Living/Family Room

The Grove, Little Aston,  
Sutton Coldfield, B74 3UD

Offers in Region of  
£650,000





## Property Description

Green and Company are delighted to offer to the market this superbly presented and thoughtfully extended 4 bedroom traditional detached family home situated within a highly sought after quiet cul de sac within the prestigious area of Little Aston. 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 Sutton Coldfield town centre and beyond. Situated within a quiet cul de sac the home is nestled behind a deep driveway and is entered through an enclosed porch with access to the hallway, there is a lovely lounge and conservatory, a separate formal dining room, a great sized open plan kitchen/living/dining room, a utility room and guest WC. On the first floor there are 3 great sized bedrooms and a large family bathroom and to complete the home there is a garage and a beautiful large mature rear garden which will huge appeal to the family buyer.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment and in brief the accommodation comprises:

### ENCLOSED ENTRANCE PORCH

**HALLWAY** Having a staircase rising to the first floor, radiator, a window to the front allowing natural light and doors to:

**GUEST WC** To include a matching white suite with a low level WC, wash hand basin, a window to the side and radiator.

**LOUNGE** 14' 8" x 14' 1" (4.47m x 4.29m) A great sized formal lounge with a feature fireplace as the focal point, coving, radiator, a recessed area to the rear and having double doors in to the Conservatory.

**CONSERVATORY** 12' 6" x 11' 4" (3.81m x 3.45m) Offering a multitude of uses and enjoying views over the large private garden having windows to 3 sides and patio doors giving direct access to the side patio.

**DINING ROOM** 15' 8" max to bay x 10' 7" (4.78m x 3.23m) A lovely formal dining room with a deep walk in bay to the front aspect, a feature fireplace as the focal point, coving and radiator.

**FITTED KITCHEN / LIVING / FAMILY ROOM** 15' 10" x 11' 2" (4.83m x 3.4m) Plus Family Area 11' 9" x 7' 7" (3.58m x 2.31m) Beautifully appointed to include a comprehensive range of matching cream fronted wall and base mounted units with complementing wooden work surfaces over, integrated AEG double oven and gas hob with extractor fan over, integrated fridge freezer and dishwasher, display cabinets with under cupboard lighting, Butlers style sink, breakfast bar, tiled flooring and spotlights throughout opening in to the rear family /dining room with further access to the rear garden and an ideal space for entertaining, a further door from the kitchen leads to an inner lobby with tiled flooring, a door to the front and a door to the garage which also has plumbing for white goods.

From the hallway a staircase rises to the first floor landing with a window to the front aspect and doors to:



**BEDROOM ONE** 14' 1" x 11' 6" (4.29m x 3.51m) Having a window to the rear overlooking the rear garden and elevated views towards Lichfield, radiator and ample space for free standing/built in wardrobes.

**BEDROOM TWO** 15' 4" into bay x 10' 7" (4.67m x 3.23m) A further double bedroom with a deep walk in bay to the front aspect and radiator.

**BEDROOM THREE** 11' 6" x 11' 1" (3.51m x 3.38m) Having a window to the rear, radiator and built in storage cupboard.

**FAMILY BATHROOM** To include a modern white suite with a panelled bath and a separate oversized fully tiled corner shower cubicle, wash hand basin, low level WC, heated towel rail, tiled flooring and 2 windows to the side.

From the landing there is a door with a further staircase rising to top floor bedroom and en suite bathroom.

**BEDROOM FOUR** 18' x 12' 6" (floor level) with some restricted head height (5.49m x 3.81m) A superb sized bedroom with a Velux window to the rear, excellent storage facilities, radiator and door to the en suite bathroom.

**EN-SUITE BATHROOM** To include a matching white suite with a panelled bath with shower attachment, low level WC, wash hand basin, further storage and a Velux window to the front.

**GARAGE** 11' 10" x 7' 11" (3.61m x 2.41m) Having plumbing and space for white goods to the rear.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a very large, private and mature garden with a patio area for entertaining, mainly laid to lawn and being surrounded by mature trees, shrubs and flowering borders to the borders, a decorative archway to the rear gives access to a further area ideal for a children's play area or vegetable patch and being ideal for the family buyer.

**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.

