



**Fotherley Brook Road, Little Aston - WS9 0PD**

**£425,000**

 **MOORHOUSE**



## Fotherley Brook Road

### Little Aston

This exquisite three bedroom semi-detached house presents a perfect family home. Nestled within a highly sought-after quiet cul-de-sac location. Boasting stunning open views to the rear and close to the excellent shopping, bars and restaurants of Mere Green, this home should not be missed.

#### THE PROPERTY....

Upon entering the property, the reception hallway greets residents and visitors alike, exuding a welcoming ambience. The property boasts an attractive living room, ideal for relaxed evenings, along with a separate dining room that offers a charming setting for entertaining guests with patio doors opening into the south facing garden. The fitted kitchen is both functional and stylish, providing ample space for culinary pursuits.

Upstairs, the first floor houses three generously proportioned bedrooms, with the primary bedroom featuring fitted wardrobes for added convenience. The luxury family bathroom offers a touch of sophistication, ensuring a relaxing retreat after a long day.





## Fotherley Brook Road

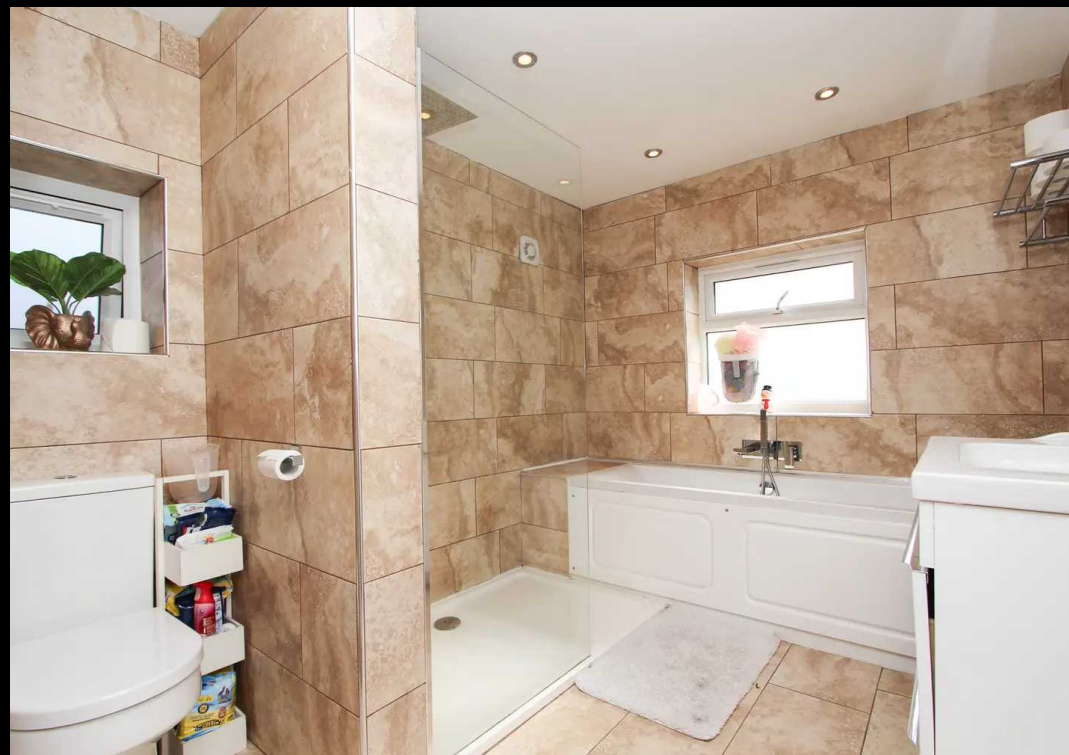
### Little Aston

Outside, the property continues to impress with its outdoor space. To the front of the house, there is a driveway providing off-road parking and leading to the garage. The garage offers additional storage space and the convenience of secure parking.

To the rear the well-maintained south facing rear garden provides a private oasis for residents to relax and unwind, offering a peaceful retreat from the hustle and bustle of daily life. Whether hosting a summer barbeque with family and friends or simply basking in the tranquillity of the surroundings. The patio area offers a perfect spot for al fresco dining or enjoying a morning cup of coffee while soaking in the serene views, and a neat lawn completes the look.

With its convenient location, stunning views, and well-designed outdoor areas, this property truly offers the perfect blend of comfort, convenience, and natural beauty.







## FEATURES:

- Highly sought after quiet cul-de-sac location
- Stunning open views to rear
- Garage and driveway
- Three bedrooms with bedroom one having fitted wardrobes
- Attractive living room and separate dining room
- Fitted kitchen
- Luxury family bathroom
- Well maintained south facing rear garden

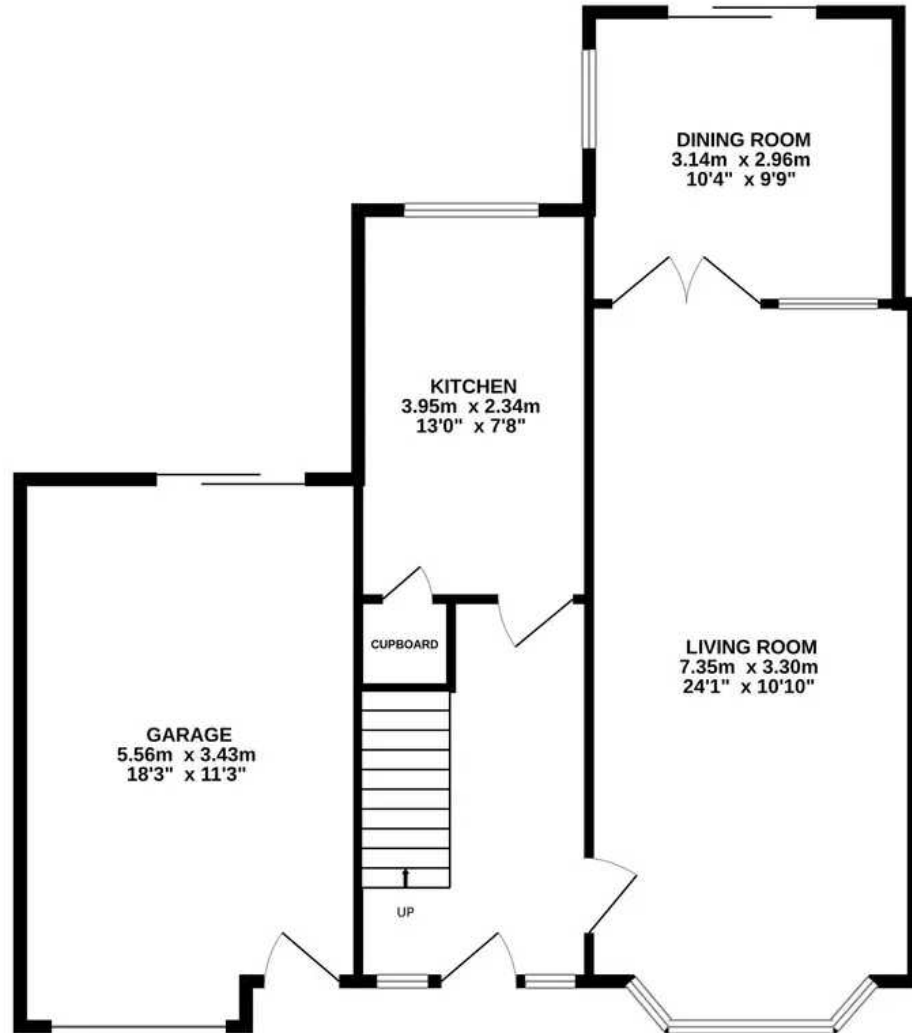
## INTERESTED?

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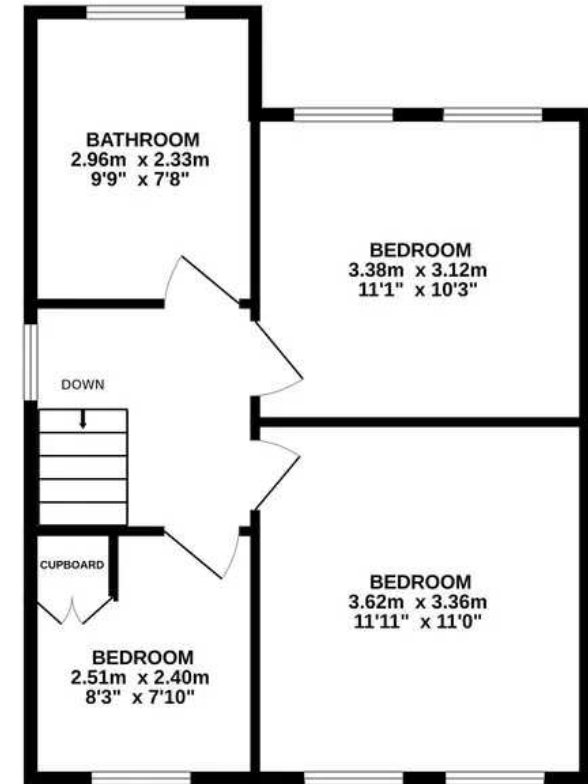
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GROUND FLOOR  
69.8 sq.m. (751 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 110.1 sq.m. (1186 sq.ft.) 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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