

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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132 Blake Street, Little Aston, B74 4EU Guide Price £219,950

A well presented ground floor maisonette, that has been recently re-decorated and re-carpeted throughout, occupying an excellent position in this highly sought after residential location within easy reach of local amenities.

- * Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Fitted Kitchen * 2 Bedrooms
- * Modern Shower Room * Garage To Rear * Communal Grounds * Private Front Patio and Rear Garden * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Lichfield



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



132 Blake Street, Little Aston



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



Bedroom One

132 Blake Street, Little Aston



Bedroom One



Bedroom One



Bedroom Two



Modern Shower Room



Private Front Patio Area

132 Blake Street, Little Aston



Communal Fore Garden



Communal Rear Garden



Private Rear Garden



Garage To Rear

132 Blake Street, Little Aston

An internal inspection is essential to begin to fully appreciate this well presented ground floor maisonette, that has been recently re-decorated and re-carpeted throughout. The property occupies an excellent position in this highly sought after residential location within easy reach of local amenities.

Local shopping facilities are close by at the junction of Little Aston Road while more comprehensive facilities are available at Mere Green and Sutton Coldfield town centre. Schools for children of all ages are within easy reach including Little Aston Primary Academy, Four Oaks Primary School, Hill West Primary School and The Arthur Terry Secondary School.

Blake Street railway station is within 0.3 miles giving access to Sutton Coldfield, Lichfield and Birmingham City centre, whilst commuters will also find ease of access to the M6 Toll Road at Shenstone, linking to the M6 and M42 motorways.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed entrance door and windows, tiled floor, wall light point and storage cupboard off.

RECEPTION HALL

laminate floor covering, central heating radiator, ceiling light point and storage cupboard off.

LOUNGE/DINING ROOM

4.57m x 3.84m (15' x 12'7)

PVCu double glazed picture window to front elevation and door leading to the private paved patio area, feature fireplace, three wall light points, central heating radiator and storage cupboard off.

FITTED KITCHEN

3.12m x 2.34m (10'3 x 7'8)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, integrated fridge/freezer, space for cooker, space and plumbing for washing machine and dishwasher, ceiling light point, central heating radiator and wall mounted 'Vaillant' central heating boiler.

BEDROOM ONE

4.62m x 2.84m (15'2 x 9'4)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM TWO

3.43m x 2.21m (11'3 x 7'3)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, wc, chrome heated towel rail and ceiling light point.

OUTSIDE

132 Blake Street, Little Aston

GARAGE TO REAR

5.18m x 3.25m (17' x 10'8)

up and over door, light and power.

FORE GARDEN

private paved patio area overlooking the communal front garden.

PRIVATE REAR GARDEN

COMMUNAL GROUNDS

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 147 years from 25th March 2003. Current Service Charge £215pa.


SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

132 Blake Street, Little Aston

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 