

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- ◆ Detached family home
- ◆ Three good sized bedrooms
- ◆ Well appointed white shower room
- ◆ Spacious lounge
- ◆ Open plan kitchen/dining room
- ◆ Utility room
- ◆ Generous rear garden
- ◆ Garage
- ◆ Set in a central ad sought after location
- ◆ Well presented & much improved



13 LITTLE ASTON LANE, LITTLE ASTON B74 3UA - PURCHASE PRICE £525,000

This spacious, well presented and improved, freehold, detached family home, is set in a prime location close to open fields. Complemented by gas central heating and pvc double glazing (both where specified), the property has excellent public transport facilities including bus services and access to the Cross City rail line. Briefly comprising of recessed porch, welcoming reception hallway, attractive lounge, open plan breakfast kitchen with dining area, utility, guests wc, three good bedrooms and family shower room. To the rear of the property there is a generous garden with garage set to the side. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-car driveway and lawned fore garden, access is gained via:

RECESSED PORCH: Having a pvc multi-locking front door with double glazed inset opening to:

RECEPTION HALL: 9'4" x 6'7" Multi locking, double glazed hard wood door, contemporary radiator.

ATTRACTIVE LOUNGE: 13'5" x 11'10" Pvc double glazed bay window to front, radiator, suitable for electric stove fire set on a brick hearth

BREAKFAST KITCHEN COMBINING DINING AREA: 8'5" x 8'3"

Kitchen: Pvc double glazed window to rear, single bowl sink/drain unit, fitted units to both base and wall level, integrated dishwasher, recess for American style fridge/freezer, Range style cooker, door to side.

Dining Area: 12'08 x 9'05 Pvc double glazed French doors to garden, radiator.

UTILITY: Plumbing for washing machine

GUESTS WC: Pvc double glazed obscure window to rear, low flushing wc, wash hand basin.

STAIRS TO LANDING: Pvc double glazed stained glass window, radiator.

BEDROOM ONE: 12'9" x 9'1" Double glazed window to rear, radiator.

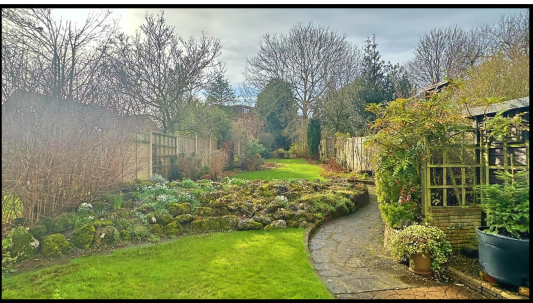
BEDROOM TWO: 11'6" x 11' Pvc double glazed window to front, radiator.

BEDROOM THREE: 10'4" x 6'2" Double glazed window to rear, radiator.

SHOWER ROOM: Obscure double glazed window to rear, matching white suite comprising enclosed shower cubicle, tiled splash backs, low flushing wc, wash hand basin, chrome ladder style radiator.

GARAGE: 20'11" x 8'10" (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a shaped lawned rear garden flanked by mature borders having an abundance of shrubs, bushes and trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

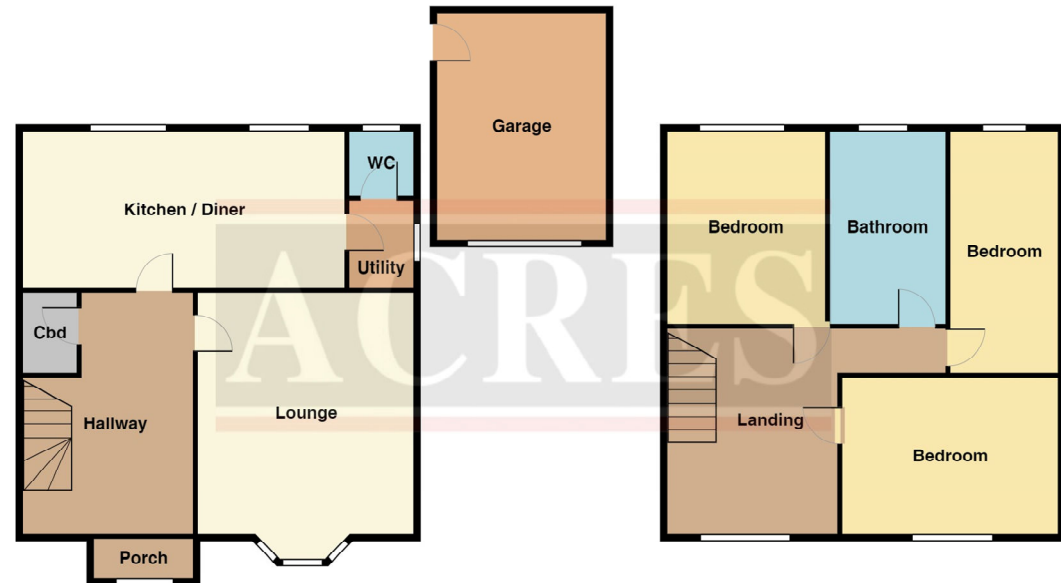
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Rosemary Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Little Aston Lane, Little Aston, Sutton Coldfield, B74 3UA



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.