

ACRES

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- ◆ Penthouse third floor apartment with lift access
- ◆ Two double bedrooms, both with wardrobes
- ◆ En-suite bath & shower rooms
- ◆ Imposing, spacious lounge
- ◆ Dining room
- ◆ Balcony overlooking a delightful open aspect
- ◆ Fitted breakfast kitchen
- ◆ Double garage



12 LAKESIDE, LITTLE ASTON, B74 3BJ - OFFERS AROUND £470,000

Set in this most prestigious, premier location, amidst outstanding, substantial grounds overlooking panoramic views over extensive gardens, this third floor apartment additionally offers views over a delightful lake and Little Aston Hall. The Lakeside development is entered via a gated driveway, the apartments themselves enjoy a security intercom/video system, the property is enhanced further by gas central heating and pvc double glazing (both where specified). Access to the Cross City rail line is available at Four Oaks where, there is a further host of shops, restaurants and cafes. To fully appreciate the property on offer, its host of features, true proportions and enviable location, we highly recommend an internal inspection. Briefly comprising communal entrance hall having lift and staircase to the third floor landing, giving access to the property's welcoming reception hall, which in turn opens to dining room having balcony off, each enjoying elevated panoramic aspects. There is a fitted breakfast kitchen having a range of integrated appliances, two bedrooms, the master having fitted wardrobes and white en-suite bathroom, with the second bedroom once more having fitted wardrobes and an en-suite shower room. The property additionally has a double car garage with remote controlled door.

Set off the main Aldridge Road, Lakeside is accessed via an electric gated driveway which opens to the Little Aston Hall development. Set behind a two/three car tarmac driveway, there are flower beds, shrubs and bushes. A glazed door having side intercom/door release system opens to:

COMMUNAL ENTRANCE HALL: Having stairs off, as well as providing access to the lift to the third floor landing where there are twin windows to fore. The property's front door opens to:

RECEPTION HALL: Radiator, three storage/cloaks cupboards.

SPACIOUS LOUNGE: 19'6" x 11'9" Pvc double glazed window to rear, fireplace surround with marble hearth and recess, two radiators, archway to:

DINING ROOM: 13' x 10' Pvc double glazed window to side, radiator, double glazed patio door opens to:

REAR BALCONY: 9'7" x 7' Being enclosed with glass screens, tiled floor.

BREAKFAST KITCHEN: 19' x 9'10" Pvc double glazed windows to front and side, double bowl sink unit set into sweeping rolled edge work surfaces having inset flush fitting induction hob, there are a range of fitted units to both base and wall level including drawers, integrated dishwasher, washing machine and dryer, American style fridge/freezer, space for breakfast table, double radiator.

BEDROOM ONE: 13' max / 11' min x 12'4" Pvc double glazed window to rear, double radiator, three double fitted wardrobes with side dressing table having drawer units.

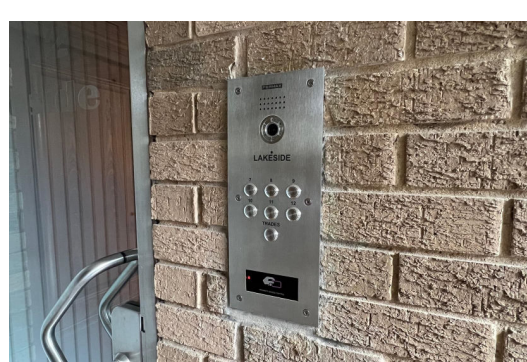
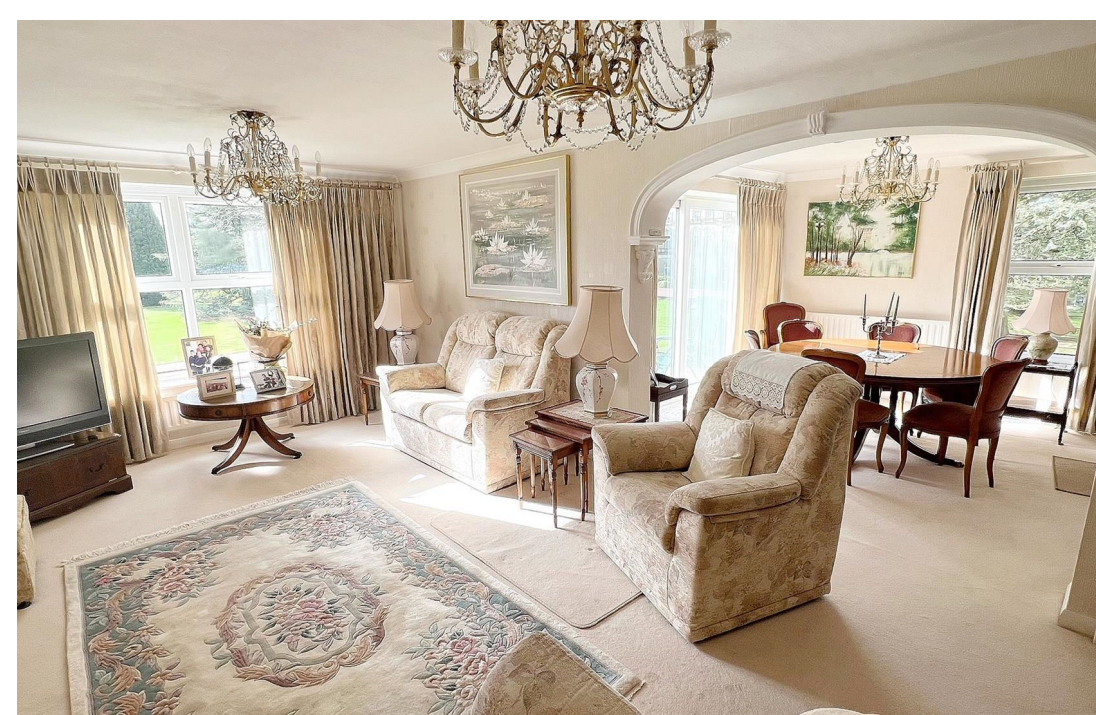
EN-SUITE BATHROOM: Matching white suite comprising bath having shower over and side splash screen, tiled splash backs, vanity wash hand basin having base unit beneath, bidet, low flushing wc, fitted mirror, together with matching base units, tiling to walls and floor, chrome ladder style radiator.

BEDROOM TWO: 18'5" max / 13'5" min x 11' max / 5'8" min plus door recess Pvc double glazed window to front, radiator. **Dressing Area:** Further pvc double glazed window to front, radiator, three double fitted wardrobes.

EN-SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

DOUBLE GARAGE: 32'2" x 10' Remote controlled electric garage door, window to rear, Belfast sink unit. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: To the rear of the property there are extensive lawned gardens with mature shrubs, bushes and trees, walkways and seating areas, in turn leading down to an expansive lake, all of which provides the most delightful, relaxing area and vista.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property Leasehold, having an unexpired term of 954 years remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

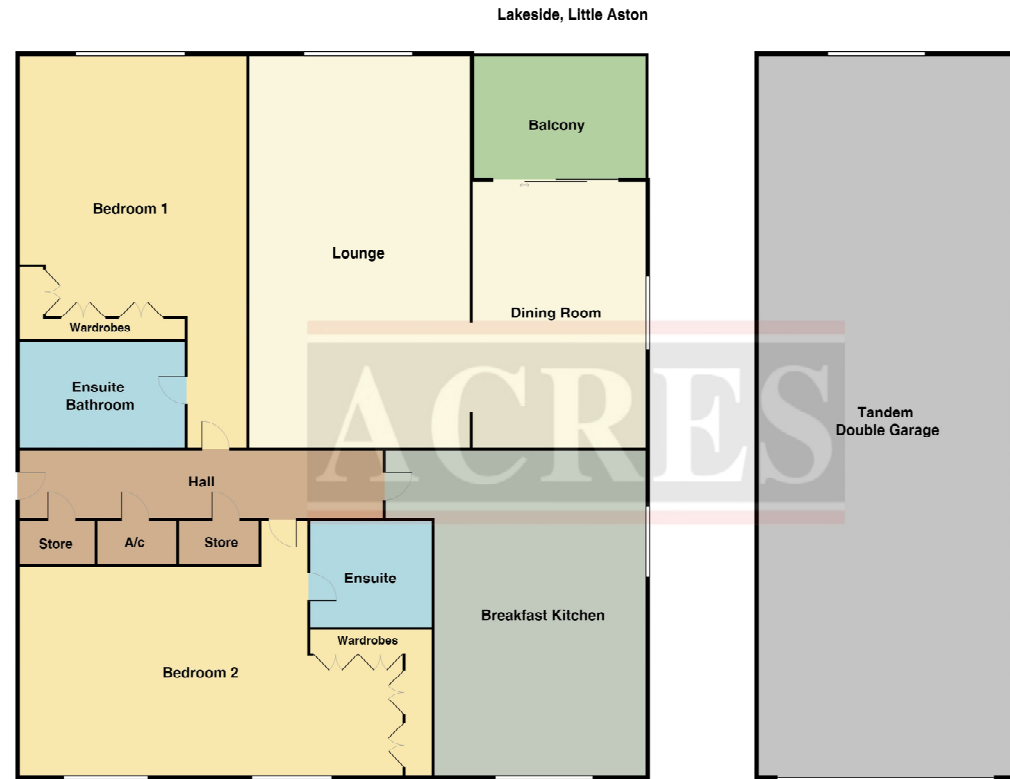
COUNCIL TAX BAND: G

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Aldridge Road, Little Aston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.