

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four double bedrooms
- ◆ En-suite shower room
- ◆ Large, well appointed family bathroom
- ◆ Attractive, spacious lounge
- ◆ Substantial, impressive family/day room
- ◆ Open plan dining/breakfast area to comprehensively fitted kitchen having a range of integrated appliances
- ◆ Utility room & garage
- ◆ Guests w.c./well appointed additional shower room
- ◆ Garden having fields to rear



**14 LITTLE ASTON LANE, FOUR OAKS B74 3UF - OFFERS AROUND £800,000**

This delightful, superbly presented, much improved and exceptionally spacious, freehold, family home, is set in a prime, central, sought after location set close to excellent public transport links including the Cross City rail line. Finished to an exacting, contemporary specification, the property offers the security of an alarm system, CCTV to the front driveway, together with having PVC double glazing and gas central heating by way of underfloor heating to the ground floor (each where specified), the property is enhanced further by a delightful open aspect to the rear over fields.

Briefly comprising, fully enclosed porch, welcoming reception hall, guests w.c./ground floor shower room, attractive lounge, the heart of the property is its exceptionally spacious open plan family room, featuring wide bi-fold doors to rear, a breakfast/dining area and in turn the property's comprehensively fitted breakfast kitchen which offers a range of integrated appliances. Additionally, there is a utility room off. To the first floor you will find four generous bedrooms, the master having an en-suite shower room, furthermore there is a well appointed family bathroom. The property has a garage/potential den/hobby room, together with lawned rear garden, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular driveway having pillars to fore with fitted CCTV and electrics for gates, access is gained to the property via a part double glazed PVC door opening to:

**FULLY ENCLOSED PORCH:** Tiled floor, feature, timber stained front door having obscure glazed inset opening to:

**WELCOMING RECEPTION HALL:** Obscure window to front, recessed area providing space for desk or display, multiple, individual understairs storage units, wood style flooring having underfloor heating.

**GUESTS W.C./SHOWER ROOM:** PVC double glazed obscure window to side, matching white suite comprising walk in shower area with floor drain, vanity wash hand basin with double base unit beneath, low flushing w.c., marble style tiling to walls and floor with underfloor heating, fitted wall mirror/light.

**ATTRACTIVE LOUNGE:** 20'3" max a 17'6" min x 11'9" PVC double glazed bay window to front, wood style flooring having underfloor heating.

**COMPREHENSIVELY FITTED, OPEN PLAN BREAKFAST KITCHEN COMBINING DELIGHTFUL FAMILY ROOM:** 35'0" max x 23'7" min x 18'10" max x 13'8" min

**FAMILY AREA:** Wide, double glazed bifold doors to rear, log effect fire set into recess having tv recess above together with nine further display alcoves, wood style flooring with underfloor heating being open plan to:

**DINING AND BREAKFAST AREAS:** Space for dining table together with three space fitted breakfast bar with wine fridge being open plan to:

**COMPREHENSIVELY FITTED KITCHEN:** PVC double glazed window to rear, one and a half bowl sink unit set into sweeping marble styled worksurfaces having matching upstands, there is a wide range of fitted units to both base and wall level in contemporary, twin coloured, handleless finish, integrated full height fridge and freezer, dishwasher, elevated stainless steel oven having microwave above, flush fitting hob with concealed extractor, canopy over, LED floor lighting, wood style flooring with underfloor heating.

**UTILITY ROOM:** 10'9" x 6'2" PVC double glazed window and half double glazed door to side, single drainer sink unit set into worksurfaces having marble styled splashbacks, further handleless fitted units to both base and wall level, recesses for washing machine and dryer, wood style flooring with underfloor heating.

**STAIRS TO LANDING:** PVC double glazed window to front, glazed insets to hand rail, radiator.

**BEDROOM ONE:** 11'9" x 11'7" PVC double glazed window to rear, radiator.

**EN-SUITE SHOWER ROOM:** PVC double glazed obscure window to rear, matching well appointed white suite comprising enclosed shower cubicle, wall hung vanity wash hand basin with base unit beneath, low flushing w.c., chrome ladder style radiator, tiling to walls and floor.

**BEDROOM TWO:** 11'9" x 11'4" PVC double glazed window to front, radiator, walk in potential wardrobe/dressing area 7'6" x 4'0"

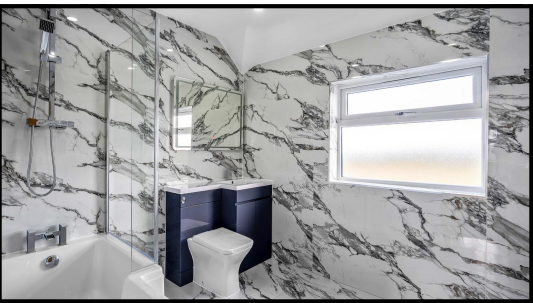
**BEDROOM THREE:** 12'0" x 11'2" max x 10'1" min PVC double glazed window to front, radiator.

**BEDROOM FOUR:** 12'1 x 10'9" PVC double glazed window to rear, radiator.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, matching well appointed white suite comprising P shaped bath having shower over and glazed splashscreen, vanity wash hand basin with base unit beneath, low flushing w.c., chrome ladder style radiator, fitted mirror with light, tiling to walls and floor.

**GARAGE/POTENTIAL STUDY/DEN:** 13'0" x 11'3" (please check the suitability of this garage for your own vehicle) Doors to front, wood style flooring, door to reception hall.





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**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.)

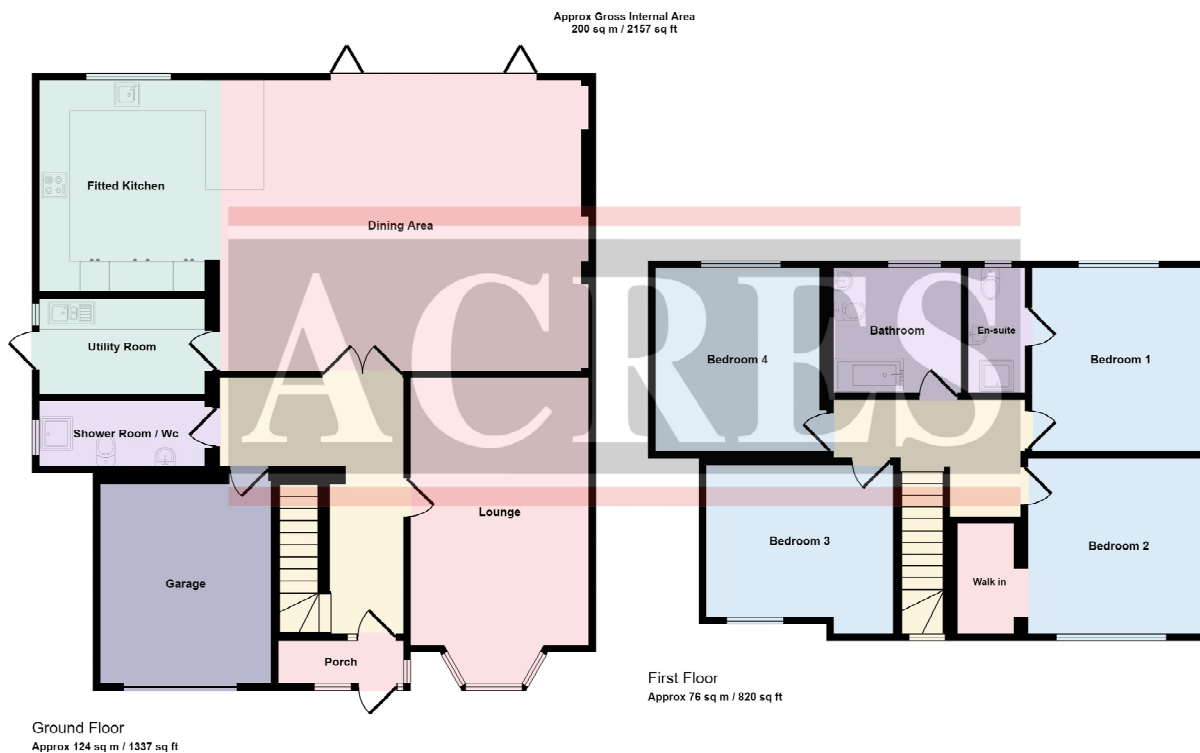
**COUNCIL TAX BAND:** D

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Little Aston Road/Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

