



**5 CLAVERDON DRIVE, LITTLE ASTON PARK, B74 3AH**

## OFFERS AROUND - £1,050,000

Set in a lovely quiet cul-de-sac off the much sought after Roman Road within Little Aston. This freehold, detached home provides superb spacious family accommodation, offering great potential for possible extension (subject to planning permission). Complemented by gas central heating together with pvc double glazing (both where specified) the property additionally has the security of an alarm system. To fully appreciate the property on offer, it's true proportions and it's many features and improvements, we highly recommend an internal inspection.

Great access is afforded to premium shopping facilities at both Streetly Village and Mere Green. Sutton Park, one of the largest urban parks in Europe, is close at hand, and offers a tranquil environment for walking, golf, fishing and other leisure pursuits.

Little Aston is ideally located for excellent road links, together with the Midlands motorway network, furthermore Four Oaks railway station gives access to the Cross City rail line.

Briefly comprising enclosed porch, spacious reception hall, guests cloakroom/wc, generous lounge having feature fireplace, dining room and conservatory. Additionally there is a modern fitted kitchen having integrated appliances, together with a useful utility room. A return staircase gives access to the first floor, where you will find four bedrooms, the master having a dressing area with fitted wardrobes, in turn opening to a white en-suite bathroom. Furthermore the property has a modern and stylish shower room, double garage providing car parking or ample storage and set to the rear there is a lawned garden, being of an approximate southerly aspect.

Set back from the roadway behind a multi-vehicle driveway having side lawn with shrubs and bushes, access is gained to the accommodation via:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
Contact : 0121 323 3088 [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk)



**FULLY ENCLOSED PORCH:** Double glazed windows to front and side, tiled floor, door to:

**RECEPTION HALL:** Obscure window to front, radiator, tiled floor, stairs rising to the first floor, opening to an inner hallway having double storage cupboard, opening to:

**GUESTS CLOAKROOM/WC:** Obscure double glazed window to side, white low flushing wc, wash hand basin with storage unit under, tiling to walls and floor, feature tall radiator.

**SPACIOUS LOUNGE:** 23'10" x 13'6" Pvc double glazed window to front with further wide double glazed patio doors to rear, contemporary log effect living flame gas fire set into a Minster styled stone surround, double radiator.

**DINING ROOM:** 11'10" x 11'3" Windows and double glazed double French doors to rear, radiator, tiled floor.

**CONSERVATORY:** 11'3" x 11'3" Pvc double glazed windows to side and rear, double glazed double French doors to garden, radiator, tiled floor.

**FITTED KITCHEN:** 21'6" max / 11'9" min x 10'8" max / 6'8" min Pvc double glazed window to rear, single bowl stainless steel sink unit set into sweeping granite work surfaces having upstands, fitted five ring gas hob having stainless steel splash back, extractor hood over, elevated oven having separate microwave, space for American style fridge/freezer, gloss units fitted to both base and wall level including drawers, two tall radiators, pvc double glazed window to rear, further pvc double glazed window and door to side, tiled floor and door to;

**UTILITY ROOM:** 6'9" x 6'2" Pvc double glazed window to side, single bowl sink unit having fitted wall and base units, granite work surface, ladder style radiator and door to garage.



**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.





**FIRST FLOOR LANDING:** Pvc double glazed window to front, radiator, deep airing/linen cupboard and doors off to;

**MASTER BEDROOM:** 14'6" x 12' Pvc double glazed window to rear, radiator and walkthrough to.

**DRESSING AREA:** Pvc double glazed window to side, single and two double fitted wardrobes.

**EN-SUITE BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising swirlpool style 'P'-shaped bath having glazed splash screen and fitted shower over, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

**BEDROOM TWO:** 13' x 10'2" plus door recess Pvc double glazed window to rear, radiator, double and single built-in wardrobe.

**BEDROOM THREE:** 10'6" x 9'6" Pvc double glazed window to front, radiator, double and single built-in wardrobes.

**BEDROOM FOUR:** 10'3" x 7' Pvc double glazed window to front, radiator.

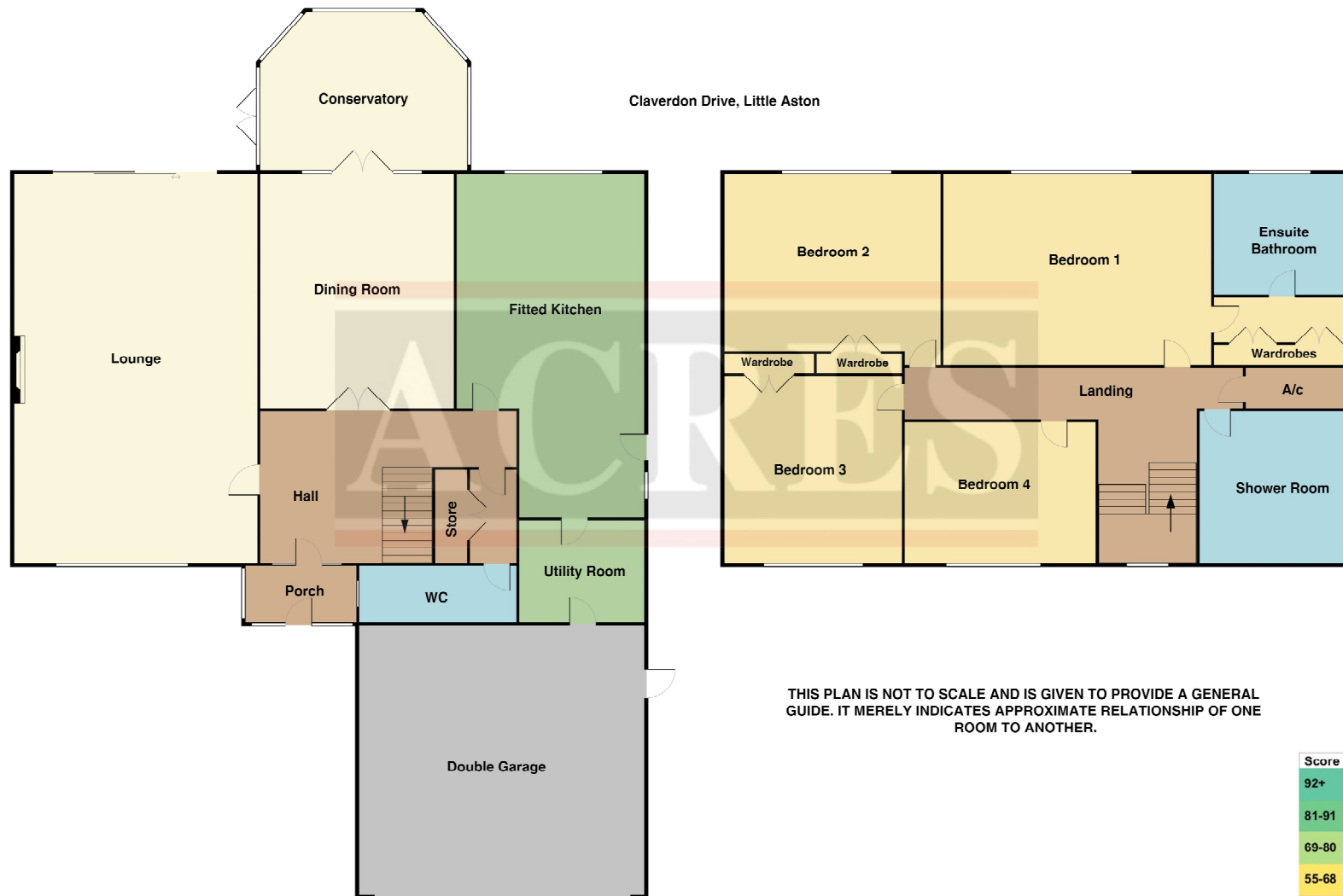
**WELL APPOINTED SHOWER ROOM:** Pvc double glazed window to side, matching suite comprising bowl wash hand basin set onto a wall hung vanity unit, low flushing wc, large walk-in shower with floor drain, glazed splash screen, complementary tiling to walls and floor, chrome ladder style radiator.

**DOUBLE GARAGE:** 18'6" x 16'6" Electric remote controlled door, door to side, door to utility room. **(Please check the suitability of this garage for your own vehicle)**

**REAR GARDEN:** Paved patio area with outside tap leading to a good sized lawned garden with mature trees and shrub borders.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.