



18 POPLAR RISE, LITTLE ASTON B74 4HT

OFFERS AROUND - £800,000

This truly deceptive and exceptionally spacious freehold detached family home offers much enlarged and improved family accommodation which is set in the corner of the quiet cul-de-sac in the heart of Little Aston off Rosemary Hill Road. Offering excellent public transport links by way of the Cross City rail line at Blake Street station together with readily available bus services, both accessible by a short walk. Excellent educational opportunities for all ages are additionally available together with local shopping facilities on the corner of Little Aston Lane, with further amenities and restaurants available in Mere Green and the delightful Streetly Village. The property is of course complemented by gas central heating and pvc double glazing (both where specified).

Thoughtfully designed to create a home of contemporary modern living, the layout and rooms of course accommodate a growing or fully grown family which is complemented by its flow of accommodation and high specification. Briefly comprising : Porch opening to a welcoming reception hallway which offers generous storage space with its understairs storage cupboard and large boot room. There are two reception rooms being a spacious lounge and separate day room ideal relaxed living, entertaining. A much enlarged and improved open plan kitchen dining area set to the rear of the property has been designed for modern living and entertaining. There is a fully fitted kitchen with central breakfast bar, a range of matching cupboards and integrated appliances, the kitchen benefits from bifold doors leading to a private rear garden. Furthermore to the ground floor there is also a guest WC and multi-function utility room.

To the first floor the property offers four good bedrooms, the master has a feature freestanding bath and separate ensuite shower room, and fitted dressing room. Bedroom two also benefits from having an ensuite shower room. A jack and jill bathroom is provided for the remaining two bedrooms.

To full appreciate the property an offer we highly recommend an internal inspection of this freehold property in Council tax band F.

Set back from the roadway behind a multi-vehicular driveway having side garden, there is a paved pathway giving access to the property via:

ENCLOSED PORCH: Pvc double glazed door and windows, front door opens to:



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



RECEPTION HALLWAY: 12'4" x 13' max / 6'6" min Obscure glazed front door, wood effect flooring, under floor heating, under stairs storage.

LOUNGE: 14'9" x 12'4" Pvc double glazed window to front, wood effect flooring with under floor heating, fire place recess having rustic brick surround.

SUPERB OPEN PLAN KITCHEN/DINER COMBINING FAMILY AREA: 26' max / 22'4" min x 22'7" Pvc double glazed bi-fold doors to rear, pvc double glazed window to side with two Velux sky lights, work surfaces with a central work space/breakfast bar having space for four stools, ceramic tiled splash backs, single drainer sink unit having boiling water tap, there is a range of fitted units to both base and wall level with pull out storage and pan drawers, integrated double oven, grill, fridge/freezer and dishwasher, four ring hob inset to central work surface having a extractor over, wood effect flooring with under floor heating.

UTILITY: 12'7" x 11'10" Pvc double glazed window to rear, pvc double glazed obscure door to side, stainless steel sink unit, there is a range of fitted units to base and wall level, plumbing for washing machine, space for dryer.

PLAY ROOM/STUDY: 14'7" x 11'9" Pvc double glazed window to front, useful storage cupboard, radiator.

BOOT ROOM/CLOAKROOM: 8'7" x 7'3" Having a variety of built-in storage units with shelving and hanging rails.

GUESTS WC: Low level wc, tiled surround, sink with vanity unit, tiled splash backs, built-in storage shelving, wood effect flooring with under floor heating.

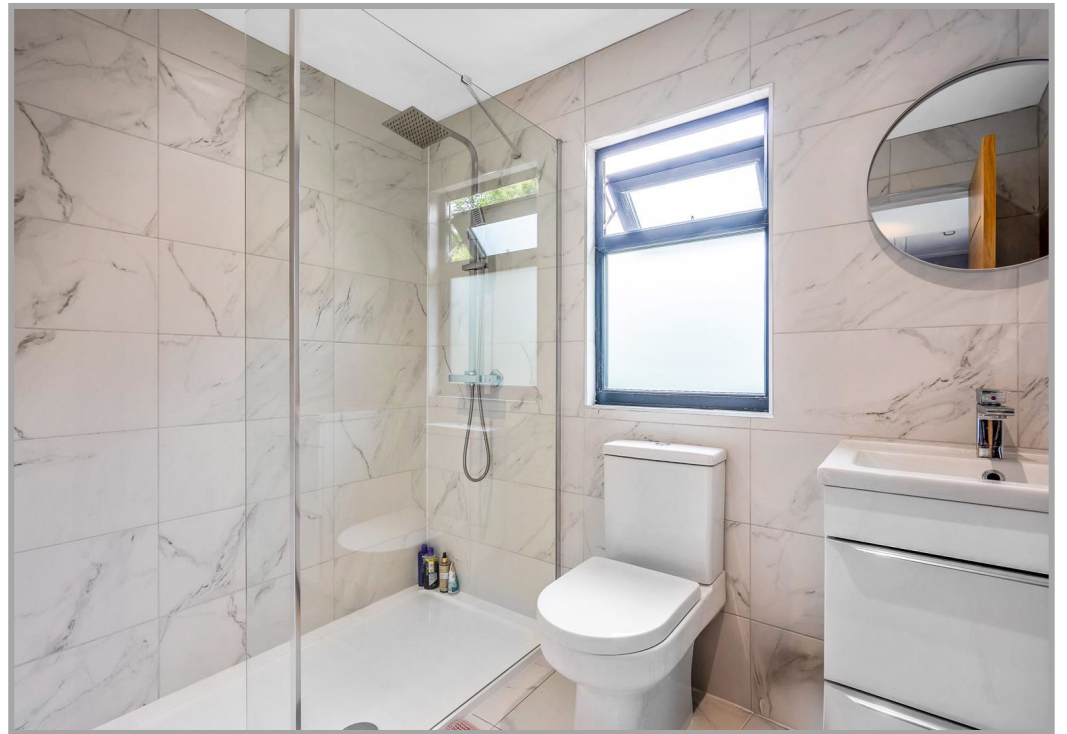
STAIRS TO LANDING: Pvc double glazed window to rear, doors to:

BEDROOM ONE: 14'6" x 13'6" Pvc double glazed window to rear, freestanding bath and wood effect flooring, radiator, door to:

DRESSING ROOM: Built-in hanging rails.



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.





EN-SUITE: 9'4" x 5'9" Obscure pvc double glazed window to rear, modern suite comprising double shower cubicle having glazed splash screen, low level wc, his 'n' hers sinks with vanity unit beneath, ladder style radiator, tiling to walls and floor, feature bluetooth heated mirror.

BEDROOM TWO: 10'11" x 8'6" Pvc double glazed window to front, radiator.

EN-SUITE: 7'8" x 5'3" Obscure pvc double glazed window to side, double shower cubicle with glazed splash screen, tiled walls and flooring, sink with vanity unit, chrome ladder effect radiator.

BEDROOM THREE: 9'5" x 8'7" Obscure pvc double glazed coloured window to side, radiator, access to jack 'n' jill en-suite.

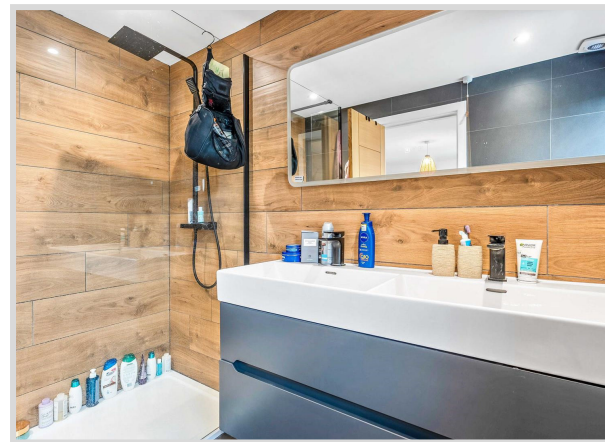
JACK 'N' JILL SHOWER ROOM: Obscure pvc double glazed window to side, white marble effect suite comprising shower with glazed splash screen, marble effect tiling to walls and floor, sink with vanity unit, chrome ladder effect radiator.

BEDROOM FOUR: 12'5" x 8'9" Two obscure pvc double glazed windows to side, further pvc double glazed window to side, radiator, access to jack 'n' jill shower room.

OUTSIDE: To the rear of the property the garden is surrounded by a number of mature shrubs, bushes and trees providing privacy, two separate paved areas, block paving has been designed to create the perfect outside space for entertaining and relaxing, stairs lead to lawn, access to rear of garage.

GARAGE: 17'5" x 8'5" Up and over garage door, door to rear workshop. **(Please check the suitability of this garage for your own vehicle)**

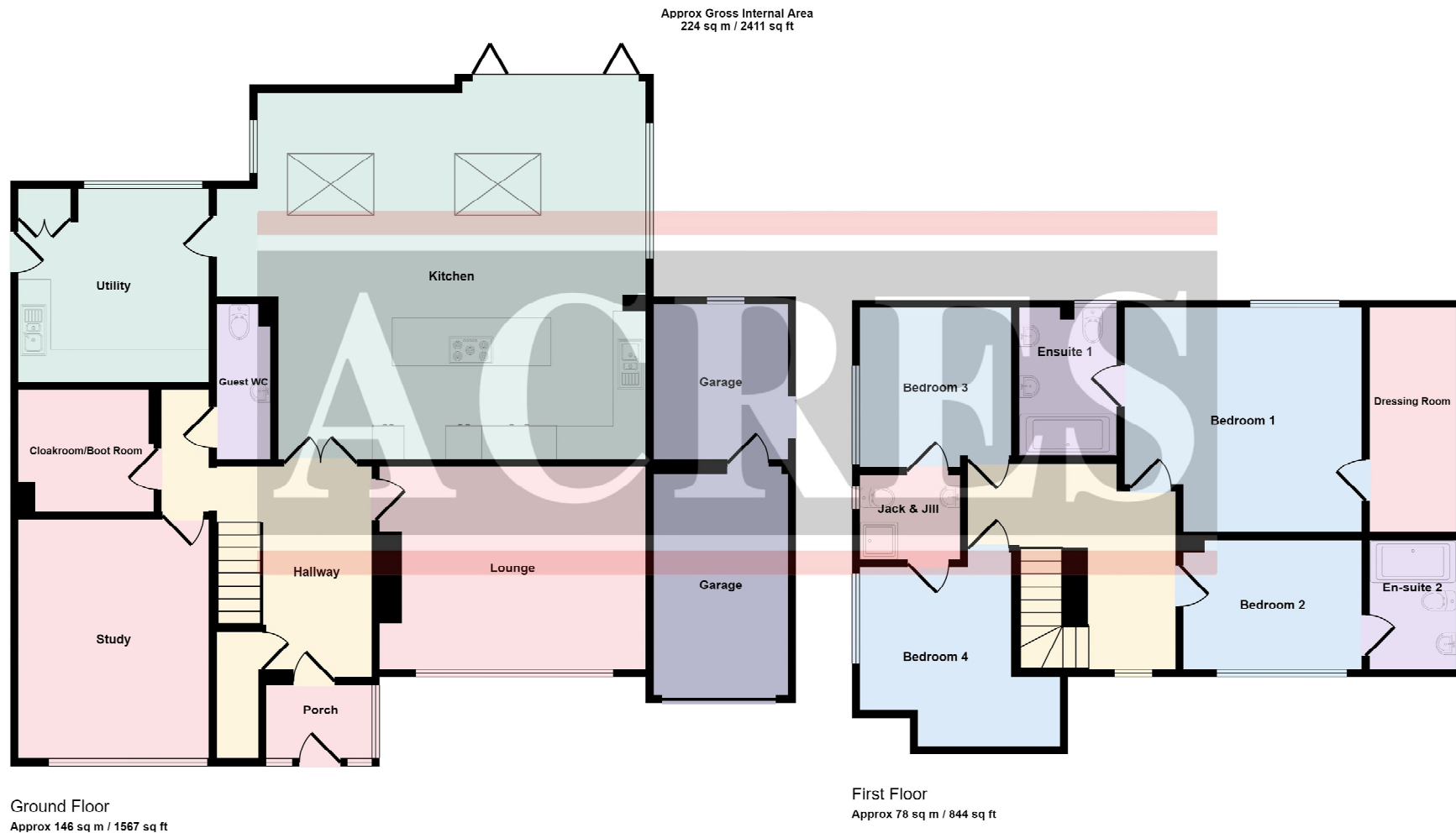
WORKSHOP: 9'7" x 8' Glazed window to rear, fitted wooden shelving, work bench.



Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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 not included unless specifically mentioned in writing within the sales particulars.

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.