



***12 ALDERHITHE GROVE, OFF ROMAN LANE,  
LITTLE ASTON, B74 3BN***

**ACRES**  
*Collection*

# 12 ALDERHITHE GROVE, LITTLE ASTON, B74 3BN - OFFERS AROUND £875,000

This freehold, detached bungalow, is set in a prime, central and sought after location, within the gated development that is Alderhithe Grove. Set off Roman Lane, the most attractive Streetly Village is positioned close by, where you will find a variety of shops, restaurants and cafes, together with, of course, the delightful Sutton Park.

Complemented by gas central heating and pvc double glazing (both where specified), the property offers scope and potential for further alteration/enlargement (subject to necessary planning permissions/building regulations).

Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, spacious lounge, dining room and kitchen having utility room off. An inner hallway accesses the property's four bedrooms, the master having wardrobes and an en-suite shower room, furthermore there is of course, a family bathroom. Externally there is a mature, westerly, private rear garden, together with double car garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block driveway having lawn and mature beechwood hedging, access is gained to the property via:

**CANOPY PORCH:** Part pvc double glazed door to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front, obscure glazed door to:

**DEEP RECEPTION HALLWAY:** Obscure window to front, radiator, storage/cloaks cupboard.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to front, low flushing wc, matching wash hand basin, radiator.

**SPACIOUS LOUNGE: 19'7" x 12'9"** Pvc double glazed windows to front and side, open fire grate/fire, two radiators.

**DINING ROOM: 12'6" x 10'** Pvc double glazed patio doors to rear, radiator.

**KITCHEN: 11'8" x 11'2"** Pvc double glazed window to rear, double drainer sink unit having base unit beneath, there is a further range of fitted units to both base and wall level, rolled edge work surfaces with tiled splash backs, recesses for appliances, fitted gas hob together oven with separate grill, radiator, two space breakfast bar.

**UTILITY ROOM: 9'6" x 6'10"** Pvc double glazed window and half double glazed door to rear, single bowl sink unit having base unit beneath, rolled edge work surfaces, radiator, space for washing machine, dryer and fridge/freezer.

**INNER HALLWAY:** Radiator, airing/storage cupboards.

**TENURE:** We have been informed by the vendors 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:** G

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**BEDROOM ONE:** 13' max / 11'2" min x 11'8" Pvc double glazed window to rear, radiator, two double fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching suite comprising shower cubicle, wash hand basin, low flushing wc, radiator, tiling to walls.

**BEDROOM TWO:** 9'9" max / 7'9" min x 8'9" Pvc double glazed window to front, radiator, double and single fitted wardrobes.

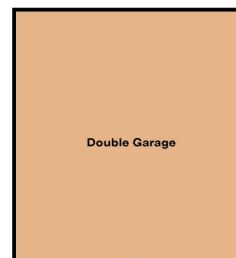
**BEDROOM THREE:** 10'2" x 9'9" Pvc double glazed window to front, radiator, single and two double built-in wardrobes.

**BEDROOM FOUR:** 9'9" max / 7'9" min x 7'9" Pvc double glazed window to front, radiator, double fitted wardrobe.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, matching suite comprising bath, wash hand basin, low flushing wc, tiling to walls, radiator.

**DOUBLE GARAGE:** (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Mainly lawned rear garden having borders with mature shrubs and bushes, timber fencing and being of an approximate westerly aspect.



Alderhithe Grove, Little Aston

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

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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.