

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- ◆ Ground floor apartment
- ◆ Three bedrooms
- ◆ En-suite shower room
- ◆ Additional separate shower room
- ◆ Spacious lounge/dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Garage
- ◆ Set in outstanding communal gardens
- ◆ Gated development having video entry
- ◆ No upward chain



***APARTMENT 18, BIRCH HOUSE, LADY ASTON PARK, LITTLE ASTON, B74 3BF - OFFERS AROUND £360,000***

This delightful development of outstanding, substantial apartments, was constructed by Messrs Crosby Homes. Set in superb, well tended and maintained communal gardens, having mature walkways overlooking a natural pool. This ground floor apartment is complemented by gas central heating and pvc double glazing (both where specified), Lady Aston Park has the added security of a video intercom systems to each apartment. Set just a short stroll from open countryside, to fully appreciate the property on offer, it's many features and true proportions, we highly recommend an internal inspection. Briefly comprising of communal entrance hallway with lift access and stairs to all floors, deep, welcoming reception hall, imposing, dual aspect lounge/dining room, there is a comprehensively fitted kitchen with integrated appliances, the master bedroom also offers a dual aspect, fitted wardrobes and an en-suite shower room, there are two further bedrooms and a separate shower room, together with a garage.

Set behind twin electric gates open to a driveway leading to the communal gardens, there is a substantial communal parking area and pathway gives access via:

**CANOPY PORCH:** Having glazed door opening to:

**ENCLOSED PORCH:** Security intercom system, glazed door opens to:

**COMMUNAL ENTRANCE HALL:** Tile effect flooring, lift access, stairs off, timber framed front door opening to:

**WELCOMING RECEPTION HALLWAY:** 22'2" max x 5'9" max Decorative coving, tiled flooring, two double storage cupboards, two radiators.

**SPACIOUS LOUNGE:** 22'10" x 13'7" max / 12'1" min Two pvc double glazed windows to front, pvc double glazed window to side, Portland stone feature fireplace with coal effect fire, decorative coving to ceiling.

**FITTED KITCHEN:** 10'11" x 9'3" Pvc double glazed windows to rear, stainless steel sink unit set into granite square edged work surfaces, there is a range of fitted units to both base and wall level including pan drawers, pull out storage units, inset hob with extractor canopy above, eye level integrated double oven with grill beneath, there is a further range of integrated appliances including dishwasher and fridge/freezer, plumbing for washing machine, tiled floor.

**BEDROOM ONE:** 19'2" max x 13'8" max Pvc double glazed windows to side and rear, two double built-in wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM:** 8'5" x 6'7" Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with tiled splash back and glazed splash screen, wash hand basin, low level wc, display/storage shelving, radiator, tiled flooring.

**BEDROOM TWO:** 12'10" x 10'8" Pvc double glazed window to front, double wardrobe, radiator.

**BEDROOM THREE:** 13'1" x 8' Pvc double glazed window to front, radiator.

**SHOWER ROOM:** 9'4" x 6'2" White suite comprising large enclosed shower cubicle, tiled splash backs, glazed door, tiled floor, wash hand basin, low level wc, storage/display shelving, radiator.

**GARAGE:** 18' x 10' (Please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**TENURE:** We have been informed by the vendor that the property is leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

**COUNCIL TAX BAND:** G

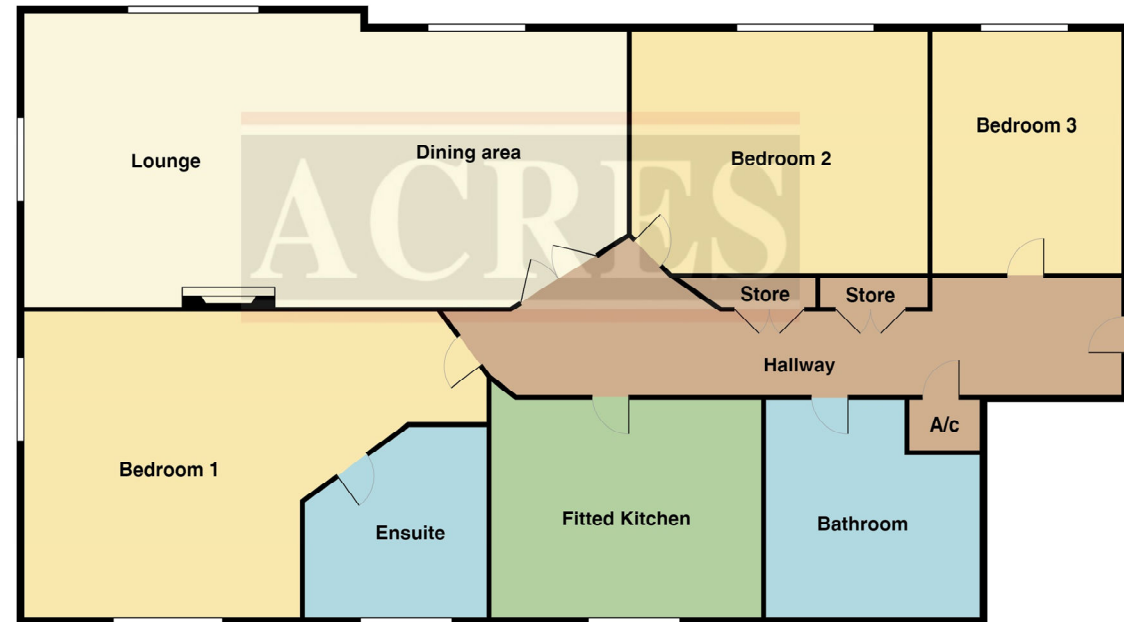
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set on a private driveway Aldridge Road, Little Aston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birch House, Little Aston Hall Drive, Little Aston, B74 3BF



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.