

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Four good bedrooms
- Large family bathroom
- Spacious lounge
- Dining room
- Fitted kitchen with appliances
- Utility room & separate wc
- Garage
- Substantial rear garden
- Set overlooking open fields
- Superb potential and opportunity



LITTLE ASTON LANE, LITTLE ASTON, B74 3UE - OFFERS AROUND £700,000

Set in an enviable location, overlooking open fields to fore, the property additionally is set on a mature, generous plot, thus enjoying a substantial rear garden. Positioned in a prime, central and sought after location, excellent public transport links are available in the area including access to the Cross City rail line, as are a host of restaurants, shops and cafes at both Mere Green and Streetly Village. The property is complemented by gas central heating and pvc double glazing (both where specified) and provides an outstanding opportunity for alteration/personalisation to any prospective purchasers specification. Briefly comprising enclosed porch, generous reception hall, spacious lounge, dining room, fitted kitchen with appliances, utility room, separate wc, four good bedrooms, two having fitted wardrobes, family bathroom, separate wc and side garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular, tarmac driveway with side lawn, access is gained to the property via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, double glazed door to:

WIDE RECEPTION HALL: 17'3" x 6'9" Pvc double glazed obscure window to front and side, double radiator, cloaks and under stairs storage cupboards.

SPACIOUS LOUNGE: 15' x 15' max / 12'9" min Pvc double glazed square bay window to fore, double radiator, log effect, living flame gas fire set on a marble hearth having matching recess, fire surround.

DINING ROOM: 14' x 12'6" Pvc double glazed window to rear, radiator, marble hearth and recess with fire surround.

FITTED KITCHEN: 12'6" x 8'10" Pvc double glazed window to rear, double bowl sink unit set into rolled edge work surfaces having inset stainless steel gas hob with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated electric oven with separate grill, dishwasher and fridge/freezer (being included), radiator, walk-in pantry cupboard having obscure window to side.

UTILITY ROOM: 10'3" x 6'3" Pvc double glazed window and half double glazed door to side, single drainer sink unit with double base unit beneath, rolled edge work surfaces, washing machine (being included).

SEPARATE WC: Obscure pvc double glazed window to rear, white low flushing wc, wash hand basin.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 16' max / 11'3" min x 15' Pvc double glazed window to front, double radiator, three double fitted wardrobes, matching bedside unit, fitted base units including drawers providing a dressing table top, fitted shelving.

BEDROOM TWO: 12'7" x 12'1" min Pvc double glazed window to rear, double radiator, single and three double fitted wardrobes, two matching bedside units together with dressing table having drawers.

BEDROOM THREE: 11' x 9'10" Pvc double glazed window to front, radiator.

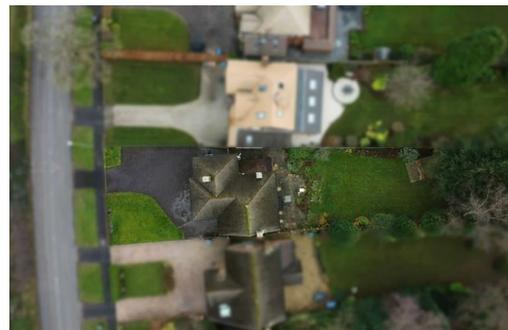
BEDROOM FOUR: 16'6" x 8'8" Pvc double glazed windows to front and rear, double radiator.

FAMILY BATHROOM: 9'1" x 9' Pvc double glazed obscure window to rear, matching suite comprising bath having shower over with full height tiled splash backs, his 'n' hers vanity wash hand basins with base units beneath, radiator, double linen cupboard.

SEPARATE WC: Pvc double glazed obscure window to side, low flushing wc.

GARAGE: 17'6" x 8'6" Pvc double glazed obscure window to side, door to utility room (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a substantial rear garden having lawn, borders having shrubs and bushes, timber fencing, summerhouse.



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 : F

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	78
England & Wales		EU Directive 2002/91/EC



Little Aston Lane, 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.

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.