

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms with fitted wardrobes
- ◆ Bedroom one with en-suite shower room
- ◆ Potential bedroom four/dining room
- ◆ Lounge with fireplace
- ◆ Fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Detached garage
- ◆ Private gated road
- ◆ No upward chain



HIGH OAKS, 9 ALDERHITHE GROVE, LITTLE ASTON, B74 3BN - OFFERS OVER £825,000

Acres are pleased to offer for sale this freehold, detached bungalow, set in a prime, central and sought after location, within the gated cul-de-sac 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 double glazing (where specified), the property offers scope and potential for further alteration/enlargement (subject to necessary planning permissions/building regulations). Briefly comprising enclosed porch, reception hall, guests cloakroom/wc, spacious lounge, potential fourth bedroom/dining room, fitted kitchen with appliances, three good bedrooms each with wardrobes, master with en-suite, furthermore there is a family bathroom. Externally there is a mature, private rear garden and to the fore are lawned gardens with a very generous gravelled driveway leading to a detached garage. To fully appreciate the tremendous potential this property has to offer, we highly recommend an internal inspection.

ENCLOSED PORCH: Having tiled floor, double glazed window to side and part glazed door to:

RECEPTION HALL: Having tiled floor, two built-in cupboards, doors off to:

LOUNGE: 17'10" x 11'9" max Double glazed box window to front, double glazed window to side, double glazed sliding patio doors to rear, living flame fire set in marble style surround with matching hearth and mantle.

DINING ROOM: 11'1" x 9'11" Double glazed window to rear.

FITTED KITCHEN: 16'8" max / 10'10" min x 9'10" max / 6'9" min Having a range of eye and base level units with work surfaces over, incorporating two integrated sinks with drainers, gas hob, extractor hood over, fitted oven, integrated dishwasher, fridge, freezer and washing machine, tiled floor, two double glazed windows to rear, part frosted double glazed door to rear.

BEDROOM ONE: 13'6" max / 11'7" min x 11'3" max Having a range of fitted wardrobes, double glazed box window to front, further double glazed window to side, door to:

EN-SUITE: Shower cubicle, pedestal wash hand basin, low flushing wc, tiled walls and floor, frosted double glazed window to rear.

BEDROOM TWO: 12' max x 10'2" max / 8'2" min Having fitted wardrobes and double glazed window to front.

BEDROOM THREE: 10'1" max / 8'2" min x 7'7" max Fitted wardrobe and double glazed window to front.

BATHROOM: Having suite comprising bath, his 'n' hers pedestal wash hand basins, low flushing wc, tiled walls and floor, frosted double glazed window to rear.

CLOAKROOM/WC: Low flushing wc, wash hand basin, part tiled walls, tiled floor, frosted double glazed window to front.

OUTSIDE: Generous block paved patio area with steps leading to lawned garden beyond, with mature shrubs, bushes and trees, pedestrian gate to the side gives access from the front.

GARAGE: 16'6" x 15'6" (Measured externally, so measurements are approximate) Having electric up and over door, power and lighting, door to side. (Please check the suitability of this garage for your own vehicle)



TENURE:

We have been informed by the vendor that the property is freehold. There is an annual charge payable to Claverdon Park Management Co. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s Solicitor)

COUNCIL TAX BAND:

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FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Roman Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

