



ARBORETA, 12 SQUIRREL WALK, LITTLE ASTON PARK, B74 3AU



PRICE GUIDE - £1,425,000

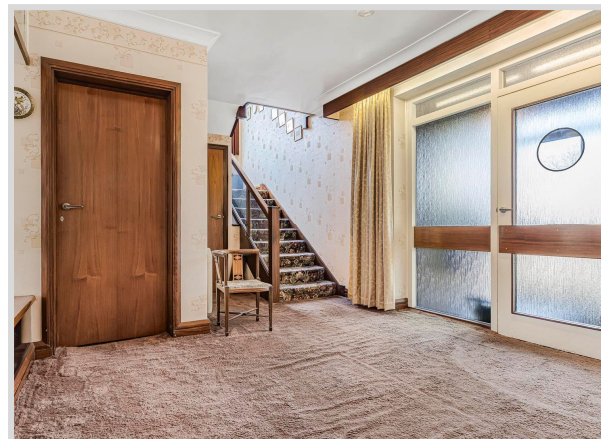
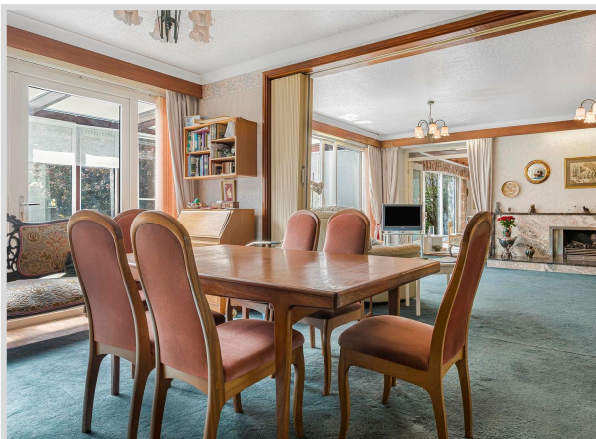
Set on a generous, substantial, mature plot, this spacious, freehold, detached family home, offers the scope and potential (subject to necessary planning permissions/regulations) for significant alteration, renovation or indeed re-development, as has been the case for many properties within the exclusive, gated location. Set off the most prestigious Roman Road, amidst properties of an exceptionally high calibre, to fully appreciate the property on offer, its sizeable plot and further potential, we highly recommend an internal inspection. Positioned just a short stroll from open countryside and served well within the area by excellent public transport facilities including the Cross City rail line and ease of access to the Midlands motorway network, the property is complemented further the provision of double glazing and a combination of under floor and traditional heating (each where specified).

The property is entered via an enclosed porch opening to a substantial reception hall with guests cloakroom and wc off, in turn leading to the property's formal lounge, additional family/day room, wide rear conservatory, formal dining room opening to the breakfast kitchen and utility room with pantry and having additional wc off.

An easy tread return stairway provides access to the first floor, where you will find four bedrooms, the master being a substantial double having a wide rear enclosed balcony overlooking the property's mature garden, a dressing room and en-suite bathroom. Additionally the first floor offers a family bathroom. Set to the side there is a double garage, together with car port and to the rear a generous garden and previously utilised tennis court.

Set back from the roadway behind a multi-vehicular tarmac driveway having mature fore and side gardens with an abundance of shrubs and bushes, access is gained to the property via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Obscure glazed door to:





RECEPTION HALL: Obscure window to front, under stairs storage cupboard having window to side. Additional separate cloakroom having double built-in storage cupboard, opening to:

GUESTS WC: Pvc double glazed window to front, low flushing wc, vanity wash hand basin with base unit beneath, radiator.

SPACIOUS LOUNGE: 20'2" x 13'9" Wide pvc double glazed windows with patio doors to rear conservatory, coal effect living flame gas fire set on a wide marble hearth having matching upstands.

DINING ROOM: 15'6" x 10'7" Pvc double glazed window to rear.

FAMILY/DAY ROOM: 21'1" max x 14'6" Double glazed window to side with further double glazed windows and patio doors to garden.

WIDE REAR CONSERVATORY: 24'6" x 8'3" Double glazed windows to side and rear with double glazed patio doors to garden.

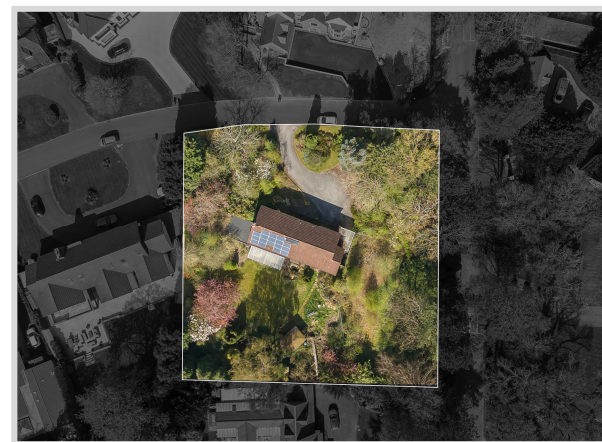
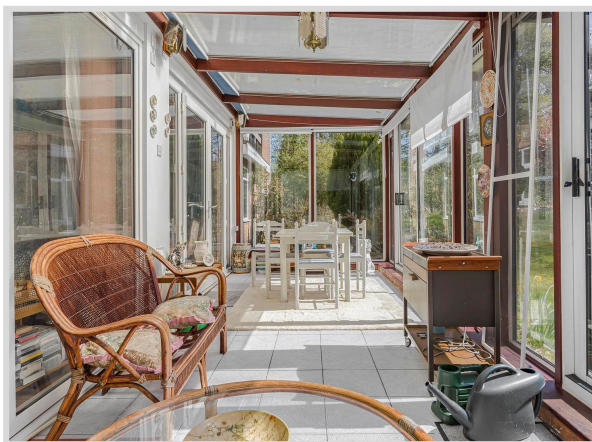
BREAKFAST KITCHEN: 17'1" max / 8'9" min x 18'8" max / 10'3" min Pvc double glazed window to rear, double bowl sink unit set into work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, electric double oven, gas hob, built-in storage cupboards, opening to: Breakfast Area: Having space for table and double glazed window to rear.

UTILITY ROOM: 12' min x 9' Pvc double glazed windows to side and rear with double glazed door to garden, sink unit, fitted wall and base units together with built-in storage cupboards.

STORE ROOM: 11'10" max / 8' min x 5' max / 3' min Built-in storage cupboard, window to front, door to side.

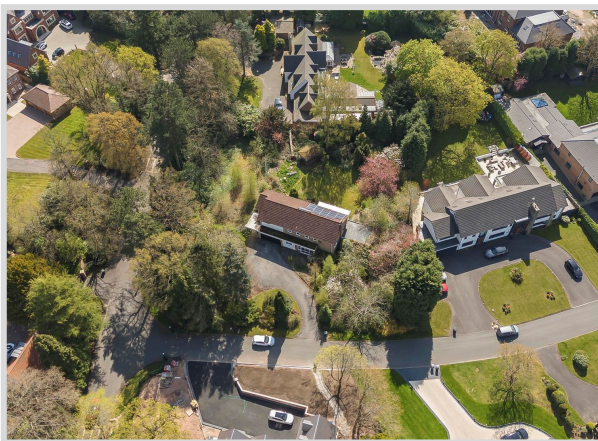
ADDITIONAL SEPARATE WC: Window to rear, low flushing wc.

RETURN STAIRS TO LANDING: Deep pvc double glazed window to side, further double glazed window to front, linen cupboard.



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.





MASTER BEDROOM: 17'7" max / 17'2" min Two double glazed windows to rear together with French door to balcony, three double fitted wardrobes to full width having central dressing table with storage cupboards over. **REAR ENCLOSED BALCONY:** 17'6" x 6' Windows to rear, sitting area.

DRESSING ROOM: 15' x 5'3" Pvc double glazed window to side.

EN-SUITE BATHROOM: Pvc double glazed obscure window to front, matching suite comprising bath, wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls.

BEDROOM TWO: 17'3" x 13' max / 11' min Pvc double glazed window to rear, radiator, two double fitted wardrobes, vanity wash hand basin having base unit beneath.

BEDROOM THREE: 13' x 11'7" Pvc double glazed window to rear.

BEDROOM FOUR: 11' x 10'8" plus door recess Pvc double glazed window to rear, built-in storage cupboard/wardrobe.

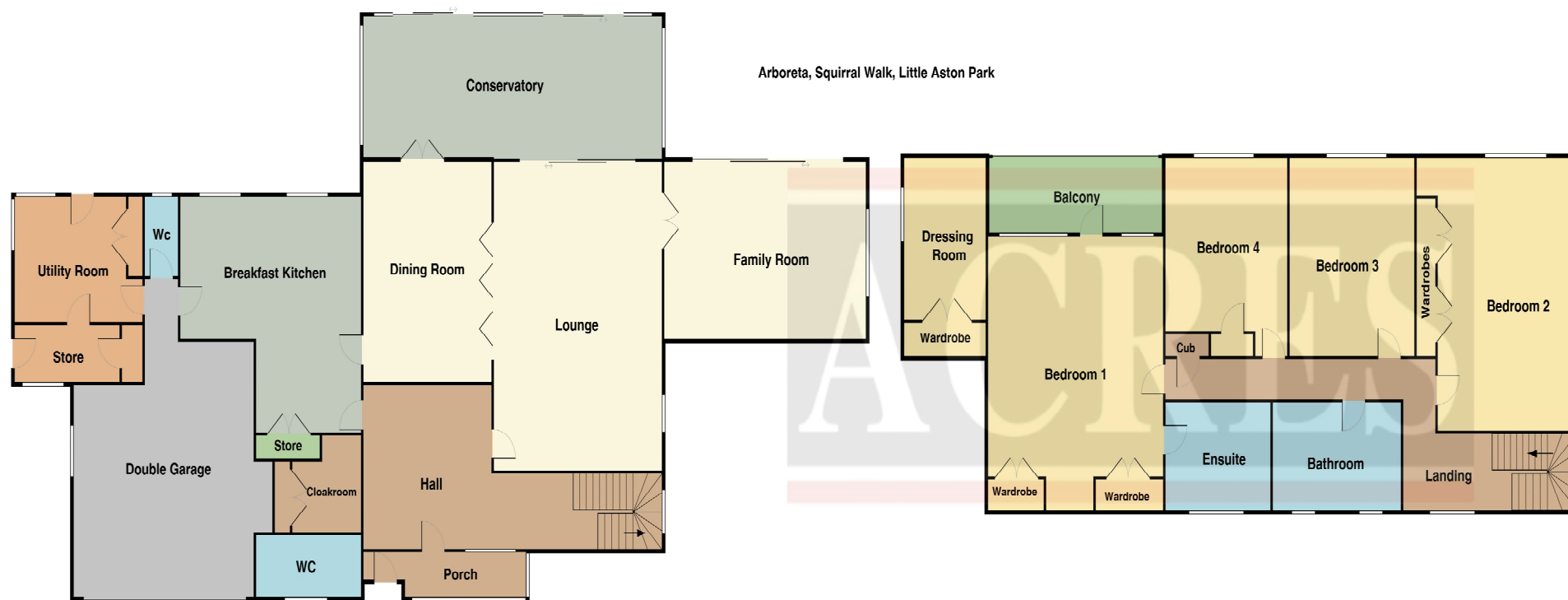
FAMILY BATHROOM: Pvc double glazed obscure window to front, matching suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, bidet, enclosed shower cubicle, chrome ladder style radiator, tiling to walls.

DOUBLE GARAGE: 19'9" max / 16' min x 17'9" max / 10'8" min Window to side, door to utility.

OUTSIDE: Lawned rear garden having a variety of shrubs and bushes with further wide area set to side, currently having a previously utilised tennis court.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		





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.