

ACRES

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- A charming deceptively spacious four bedroom freehold cottage
- Dressing room and en-suite bathroom
- Well appointed family bathroom
- Attractive lounge with log burning stove
- Dining room with log burning stove
- Family/day room opening to Study/Den area
- Fitted breakfast kitchen with appliances
- Utility room & guest WC
- Side double garage and ample parking
- Generous well stocked rear garden



**CHESTER ROAD, ALDRIDGE/LITTLE ASTON BORDER, WS9 0LT - ASKING PRICE
£700 000**

This delightful highly deceptively spacious freehold semi detached cottage set in a central, convenient location having excellent road links. Much improved and enlarged, to fully appreciate the property on offer, its true proportions, great charm, style and character, together with many improvements we highly recommend internal inspection. Complemented by acoustic double glazing and oil fired central heating (both where specified) the property is enhanced further by its delightful substantial plot, together with its attractive rear aspect. Briefly comprising: welcoming reception hall, guest cloakroom/WC, attractive lounge and separate dining room both having multi-fuel stoves fireplaces, family/day room to an open plan study/den area, fitted breakfast kitchen with appliances and utility room. To the first floor there are four bedrooms, the large master suite having elevated balcony off, additionally there is a dressing room and en-suite bathroom, furthermore the property has a family bathroom and double garage.

The property is approached via Mill Lane, Little Aston when turning onto the Chester Road the cottage is the second property on the right hand side. Set back from the roadway behind a mature privet hedge, a multi vehicular block paved driveway provides parking. The property is entered via a composite door leading to:

RECEPTION HALL: Radiator, quarry tiled floor, cloaks/storage cupboard.

GUEST CLOAKROOM/WC: Acoustic double glazed window to front, white low flushing w.c. with matching wash hand basin, radiator.

ATTRACTIVE LOUNGE: 14' x 12'2" max / 10'9" min Acoustic double glazed window to front, multi-fuel stove set on a blue brick hearth having beam over, double radiator.

DINING ROOM: 12'7" x 12' Acoustic double glazed window to front and side, double radiator, multi-fuel stove, quarry tiled floor.

FAMILY/DAY ROOM: 10'6" x 11'2" Double glazed double French doors to rear garden, double radiator, quarry tiled floor, being open plan to:

STUDY/DEN: 11' x 8' Double glazed window to rear, radiator, quarry tiled floor.

FITTED BREAKFAST KITCHEN: 16'3" max / 12'9" min x 10'10" Double glazed windows to side and rear, enamel sink unit set into granite work surfaces having matching upstands, there is a comprehensive range of cottage style units to both base and wall units to both base and wall level including drawers, integrated dishwasher, elevated stainless steel double oven having separate grill, integrated microwave, flush fitting hob with extractor canopy over, space for fridge, double radiator, space for breakfast table, quarry tiled floor.

UTILITY ROOM: 12'10" x 5' Part double glazed door to side, single drainer sink unit set into rolled edge work surfaces, fitted wall and base units, tiled splashbacks, space for fridge freezer and washing machine, radiator, quarry tiled floor.

STAIRS TO LANDING:

BEDROOM ONE: 16'4" x 16'3" Double glazed windows with central double glazed double French doors opening to balcony, double radiator.

REAR BALCONY: Providing a most attractive seating area overlooking the property's mature gardens, fields together with a delightful lake.

DRESSING ROOM: Double and single built-in wardrobes with storage cupboards above, radiator.

EN-SUITE BATHROOM: Acoustic double glazed window to front, matching white suite comprising bath, wash hand basin, low flushing w.c., enclosed separate shower cubicle, heated towel rail, double radiator, exposed wooden flooring.

BEDROOM TWO: 11'3" x 8'10" Acoustic double glazed window to front, radiator.

BEDROOM THREE: 14' max / 11'1" min x 10'2" max / 8'7" min Acoustic double glazed window to front, radiator.

BEDROOM FOUR: 10'4" x 8' Double glazed window to rear, radiator.

FAMILY BATHROOM: Double glazed window to rear, matching white suite comprising bath, wash hand basin, low flushing w.c., enclosed double shower cubicle with glazed splash screen, radiator, complementary tiled splashbacks and floor, chrome ladder style radiator.

SIDE DOUBLE GARAGE: 17'6" x 17' Twin remote controlled garage doors, double glazed door to side giving access to a storage area above.

OUTSIDE: Patio area to a delightful, well stocked and tended rear garden having an abundance of flower beds, shrubs, bushes and hedges, timber shed, greenhouse and log store area set to rear of garage.

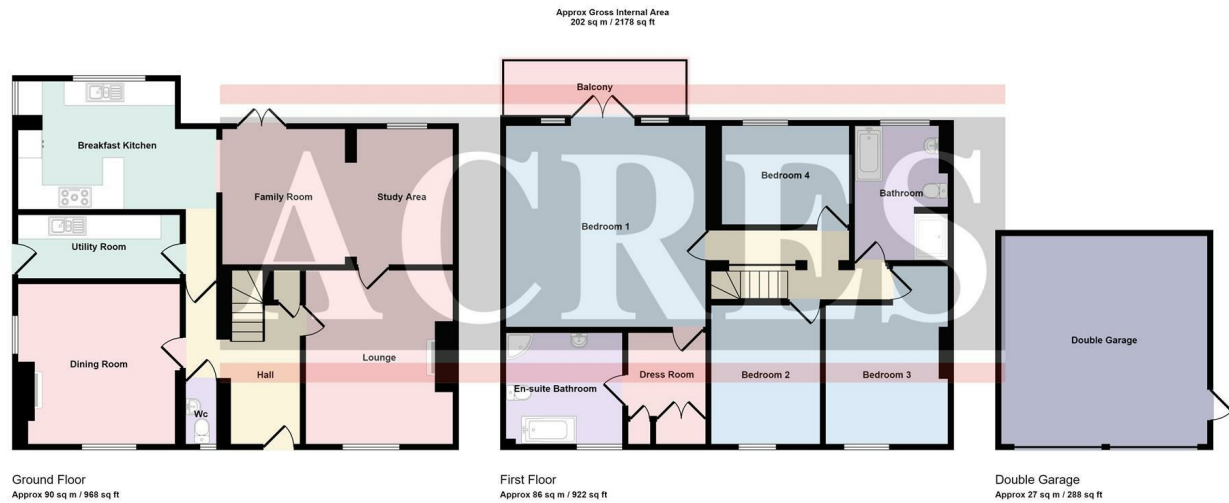


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

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		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snaggy 360.

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.

