

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three/four bedrooms
- En-suite shower room
- Well appointed family bathroom
- Attractive, spacious lounge
- Separate dining room
- Fitted breakfast kitchen
- Utility & guests cloakroom/wc
- Planning permission granted
- Much improved & well presented
- Picturesque views over open fields



FORGE LANE, LITTLE ASTON, B74 3BE - OFFERS AROUND £825,000

This much improved, highly deceptively spacious, freehold, dormer detached bungalow, is set in a well regarded, sought after location within Little Aston. Being the last property on Forge Lane it boasts views over open fields to rear, the property benefits from schooling being close by and has access to readily available public transport links. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises enclosed porch with guests cloakroom/wc off, reception hall, dining room and rear lounge, breakfast kitchen with separate utility off, three bedrooms, the second bedroom having an en-suite shower room and the master having a large dressing room, together with a family bathroom. To the first floor there is a further potential bedroom four. To the rear of the property there is detached, recessed garage and a delightful rear garden overlooking fields. To fully appreciate the position of the property and the accommodation on offer, we highly recommend an internal inspection.

Additionally we have been informed by the current owners that there has been planning permission granted for extensions to the ground and first floor, please contact the office for further information.

Set back from the roadway behind a gated, enclosed driveway and fore garden with shrubs and hedging, a pathway leads to:

FULLY ENCLOSED PORCH: Obscure pvc double glazed windows and door to front and side, useful storage cupboard, tiled flooring, door to:

GUESTS WC: Pvc double glazed window to front, wall hung sink unit, low level wc, tiled flooring and walls, radiator.

RECEPTION HALL: Glazed double doors, radiator, useful under stairs storage cupboard, doors to:

DINING ROOM: 15'4" x 12' Pvc double glazed window to front, living flame log burner style feature fireplace, radiator.

REAR LOUNGE: 25'4" x 14'2" Pvc double glazed windows to side and rear with pvc double glazed sliding doors to rear garden having open rear aspect, two modern radiators.

BREAKFAST KITCHEN: 16'5" max / 14' min x 12'4" Pvc double glazed windows to front and side, glazed door to side, one and a half bowl stainless steel sink/drainage unit set into quartz work surfaces, there is a range fitted units to both and wall level including drawers, tiled splash backs, central island unit with breakfast bar and additional storage, having space for two stools, integrated Neff appliances including oven, grill, hotplate and induction hob with extractor canopy over, integrated fridge/freezer and dishwasher, tiled flooring, radiator, opening to:

UTILITY: Obscure pvc double glazed window to side, space and plumbing for washing machine and dryer, tiled flooring, radiator.

INNER HALLWAY: Useful storage cupboard, radiator.

BEDROOM ONE: 12' max / 10' min x 11' max / 10" min Pvc double glazed windows to rear and side, two radiators, door to:

DRESSING ROOM: 12' x 9' Space for four double and two single wardrobes, wood effect flooring, Velux skylight, radiator.

BEDROOM TWO: 12' x 9'5" Pvc double glazed windows to front and side, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, modern suite comprising walk-in shower cubicle having glazed sliding doors, tiled splash backs, vanity wash hand basin, low level wc, tiled walls and flooring.

BEDROOM THREE: 10' x 8' Pvc double glazed window to rear, obscure pvc double glazed door to side, radiator.

FAMILY BATHROOM: Two obscure pvc double glazed windows to side, white suite comprising bath, enclosed shower cubicle with glazed door, wall hung wc, wash hand basin with vanity unit, tiled walls, display/storage shelving, tiled flooring, radiator, chrome ladder style radiator.

STAIRS TO FIRST FLOOR: Velux skylight.

LOFT ROOM/POTENTIAL BEDROOM FOUR: 23' x 11' Two Velux skylights, radiator.

DOUBLE GARAGE: 16'9" x 15'3" Accessed via a gated side driveway, having up and over electric garage door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with lawn flanked by borders having shrubs, bushes and trees, views over open fields to rear.

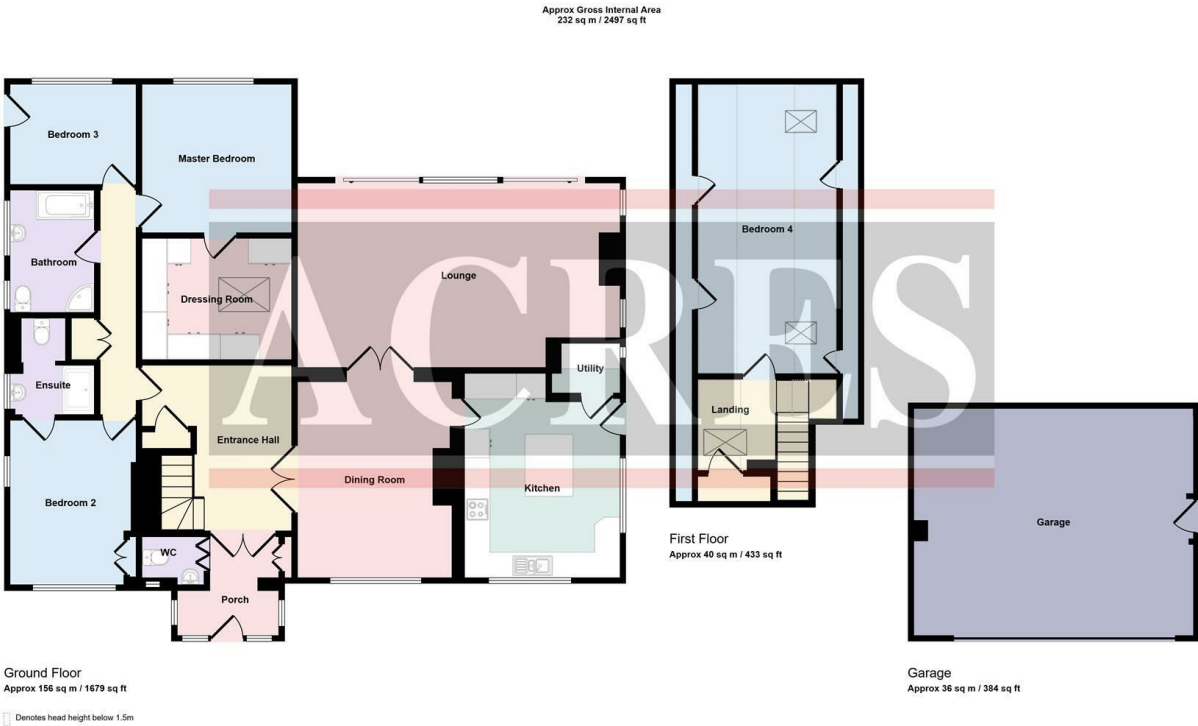


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : G

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales		
EU Directive 2002/91/EC		



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.