

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 double bedrooms
- En-suite shower room to master
- Family bathroom with separate shower
- Extended kitchen/diner
- Lounge
- Home office/play room/snug
- Utility & guest wc
- Garage
- Superb landscaped rear garden
- Prime, sought after cul-de-sac location



THE GROVE, LITTLE ASTON, B74 3UD - OFFERS AROUND £695,000

Situated in the highly sought after area of Little Aston, this extended family home offers versatile living space finished to an excellent standard. The property features four generous double bedrooms, including an en-suite shower room to the principal bedroom and a well appointed family bathroom. The ground floor is designed with modern family living in mind, boasting a stylish open plan kitchen diner, a welcoming lounge with stud wall offering potential for enlargement, and an additional snug/office that provides flexible use. A utility room and garage further enhance practicality. Externally, the rear garden has been carefully landscaped to a high standard, offering a low maintenance design that still provides a delightful and picturesque outlook, complemented by a treeline aspect for added privacy. The property benefits from its prime location, with excellent transport links nearby, including local train stations and convenient access to the motorway network for commuters. Families will also appreciate the desirable school catchment area, making this a superb choice for those seeking both lifestyle and convenience.

Set back from the roadway in a corner position, behind a multi-vehicular block paved driveway with pebble borders and electric vehicle charging point, access to the property is gained via a multi-locking, composite front door with obscure double glazed inset opening to:

PORCH: Tiled flooring, obscure double glazed window to side, timber front door with obscure glazed inset opens to:

RECEPTION HALL: Stairs off, radiator, doors to:

GUESTS WC: Low level wc, wash hand basin with tiled splash back, wood effect flooring.

LOUNGE: 16'3" x 10'6" (4.95m x 3.20m) Pvc double glazed windows to front and side, Rais log burning stove set on a slate hearth, radiator, stud wall offering potential to open up to:

HOME OFFICE/PLAY ROOM: 10'7" x 9'2" (3.23m x 2.79m) Pvc double glazed window to side, high level window to rear/kitchen, radiator.

BREAKFAST KITCHEN: 25'8" max / 8'7" min x 14'3" max / 8'2" min (7.82m max / 2.62m min x 4.34m max / 2.49m min)

Kitchen: Pvc double glazed window to rear, double bowl stainless steel sink/drainers unit set into box edged work surfaces, splash back areas, there is a range of matching fitted high gloss units to both base and wall level including drawers, central island unit having additional storage and space for stools, integrated Whirlpool double oven and grill, five ring AEG gas hob with extractor canopy above and splash back, plumbing and space for dishwasher, space for American style fridge/freezer, wood effect flooring, under floor heating.

Breakfast Area: Large pvc double glazed picture window overlooking rear garden, pvc double glazed French doors to side, wood effect flooring, under floor heating.

UTILITY: 12'4" x 7'5" (3.76m x 2.26m) Stainless steel sink/drainers unit set into work surfaces, fitted base units, space and plumbing for washing machine, space for additional fridge/freezer, obscure pvc double glazed doors to front and rear, door to:

STORE ROOM: Offering large useful storage area, door to front.

STAIRS TO LANDING: Obscure pvc double glazed window to side, oak banister, doors to:

BEDROOM ONE: 24'6" x 8'9" (7.47m x 2.67m) Pvc double glazed windows to side and rear, radiator, door to:

EN-SUITE SHOWER ROOM: 8'6" x 5'3" (2.59m x 1.60m) Obscure pvc double glazed window to rear, enclosed corner shower cubicle with glazed sliding doors, wall hung sink unit, low level wc, mirrored display unit with storage shelf, additional wall mounted storage unit, ladder style radiator, tiled floor.

BEDROOM TWO: 12'6" x 12'1" (3.81m x 3.68m) Pvc double glazed window to front, radiator.

BEDROOM THREE: 15'4" x 11'4" (4.67m x 3.45m) Pvc double glazed window to side, radiator.

BEDROOM FOUR: 12'9" x 10' (3.89m x 3.05m) Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 8'5" x 5'5" (2.57m x 1.65m) Pvc double glazed window to side, white suite comprising enclosed corner shower cubicle having sliding glazed doors, brick effect tiled splash backs, wall hung sink unit, low level wc, bath with tiled splash backs, tiled flooring

GARAGE: 16' x 8' (4.88m x 2.44m) Double opening garage doors (Check the suitability of this garage for your own vehicle)

OUTSIDE: Superbly landscaped and private rear garden with shaped lawn areas. Two of which are of artificial grass to make an easily maintained space. In addition, the majority of borders have weed suppressing fabric membrane laid with a top dressing of bark chippings to further reduce the frequency of maintenance. Paved pathways lead to a wide variety of mature shrubs, paved pathways, borders with a wide variety of mature shrubs, bushes and trees, side paved patio and rear decking areas provide space for entertaining, space for two sheds, timber fencing, gate giving access to front.

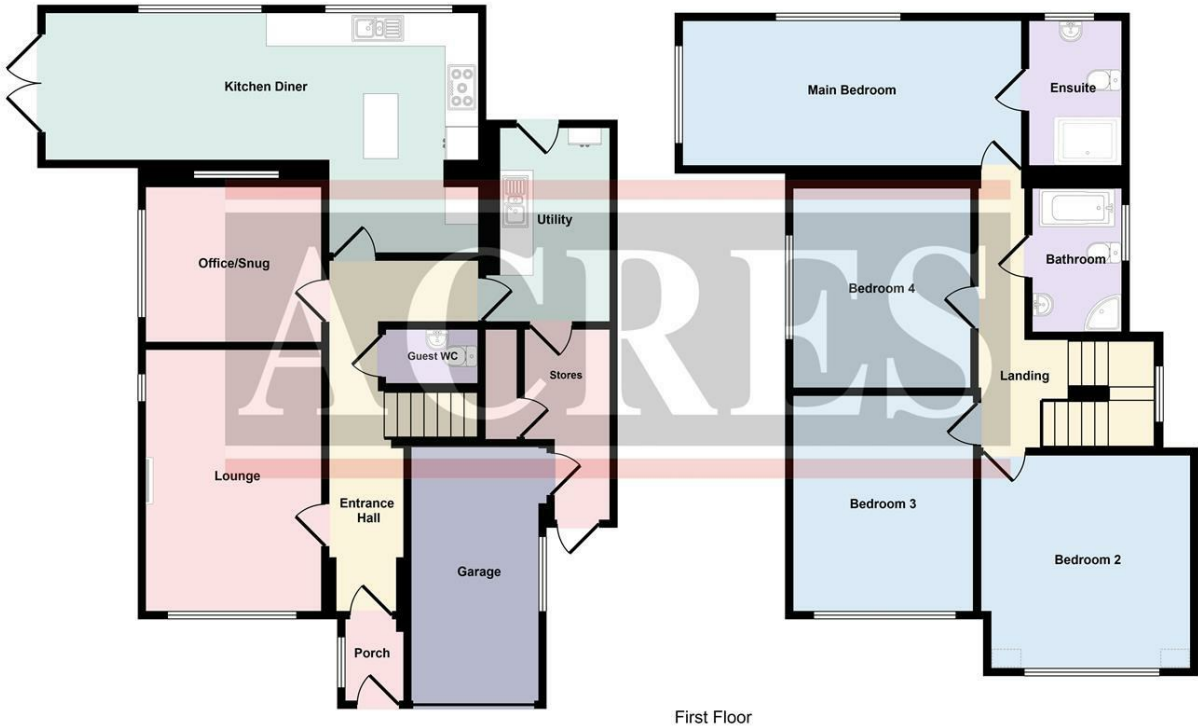


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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	65	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor

First Floor

Denotes head height below 1.5m

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 Made Snappy 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.

