

ACRES

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- Semi-detached family home
- Enlarged & finished to a lovely standard
- Lounge & sitting room
- Conservatory/dining room
- Open plan kitchen/diner with separate utility
- Four double bedrooms with en-suite to master
- Well appointed family bathroom
- Garage with storage
- Decked patio & lawned garden with open field views
- Desirable Little Aston address



ALDRIDGE ROAD, ALDRIDGE, WS9 0PE - OFFERS AROUND £800,000

Beautifully positioned on Aldridge Road in the sought after area of Little Aston, this impressive semi-detached family home has been thoughtfully enlarged to create versatile and spacious living accommodation. Finished to a lovely standard throughout, the property showcases a lounge, sitting room, conservatory/dining room, complemented by a stylish open plan kitchen/diner with separate utility and integral garage. Upstairs offers four double bedrooms, including an en-suite shower room, alongside a well appointed family bathroom. Externally, the rear garden features a decked entertaining area and lawn, enjoying open views across fields — the perfect balance of comfort and location. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway, having shrubs bushes and trees, access to the accommodation is gained via a pvc double glazed door into:

PORCH: Tiled flooring, obscure picture window to wc, opening to:

RECEPTION HALL: Oak front door with stained glass inset, pvc double glazed window to fore, oak effect flooring, stairs off, doors to:

GUESTS WC: Obscure glazed door, low level wc, wash hand basin with vanity unit below, radiator

LOUNGE: 19'4" x 14'4" Pvc double glazed bay window to front, pvc double glazed window to side, feature effect log burning stove with rustic brick surround, tiled hearth with decorative mantle, side alcove for storage, modern vertical radiator.

SITTING ROOM: 13'1" max / 11'9" min x 11'2" Pvc double glazed bi-folding doors to rear, log burning stove with tiled hearth, alcove for additional storage.

CONSERVATORY/DINING ROOM: 16'1" x 10'8" Pvc double glazed windows to each elevation and French doors to side.

OPEN PLAN KITCHEN/DINER: 20'4" max / 9'9" min x 16'5" max / 9'4" min Pvc double glazed windows and bi-fold doors to rear, ceramic sink set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, two double and two single built-in storage cupboards to rear, central breakfast bar with space for two stools, Range style cooker, space for fridge/freezer and dishwasher, slate effect tiled flooring, modern vertical radiator.

UTILITY: Belfast sink set into quartz work surfaces, there is a range of fitted units to both base and wall level, plumbing and space for washing machine, space for dryer, slate effect tiled flooring, radiator.

STAIRS TO LANDING: Pvc double glazed window to front, doors to:

BEDROOM ONE: 13'9" x 13'2" Pvc double glazed bay window to front, one double and one single built-in wardrobe, double doors opening to:

EN-SUITE SHOWER ROOM: Enclosed corner shower cubicle with glazed splash screen, wash hand basin, low level wc, tile effect flooring, radiator.

BEDROOM TWO: 13'2" max / 12'7" min x 11'2" Pvc double glazed window to rear, two alcoves with space for double wardrobes, radiator.

BEDROOM THREE: 13'1" x 10'3" Pvc double glazed window to rear, alcove with space for double wardrobe, radiator.

BEDROOM FOUR: 10'7" x 9'5" Pvc double glazed window to side and rear, radiator.

FAMILY BATHROOM: 11'8" x 8'9" Obscure pvc double glazed window to side, freestanding bath, decorative tiled display shelving, walk-in shower cubicle with glazed shower screen and twin shower sprays, feature tiled wall, low level wc, wash hand basin, tiled floor, radiator.

GARAGE: 17'5" x 9'2" Up and over garage door to front, shelving to walls, door to side (Please check the suitability of this garage for your own vehicle)

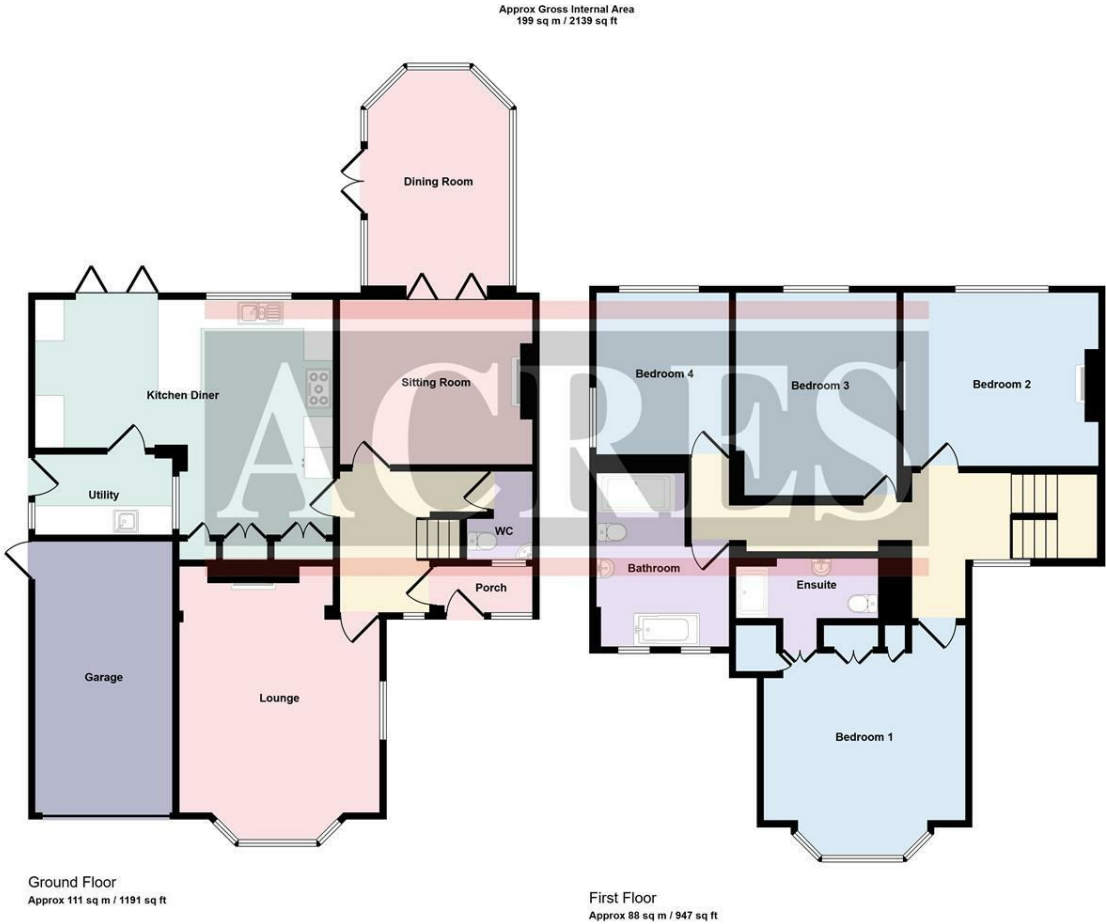
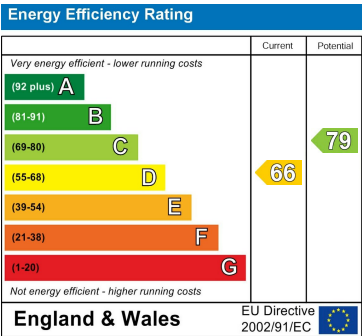
OUTSIDE: Large decked area with access to lawn, having borders with a variety of shrubs, bushes and trees, views over open fields to rear.



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



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.

