

ACRES
Collection



2 THE SPINNEY, LITTLE ASTON, B74 3BL

OFFERS AROUND - £900,000

This highly deceptively spacious, well presented and much improved, freehold, detached family home is set upon an exceptionally generous, mature plot, within a prime, central and sought after location. Local countryside with open fields is set just a short stroll away, as is well regarded Infant & Junior schooling.

The property is complemented by pvc double glazing and of course offers gas central heating (both where specified). Excellent public transport facilities are available within the area, including access to the Cross City rail line, furthermore an array of shops and further facilities are located both at 'The Crown as well as Mere Green shopping centre.

A delightful, substantial family home offering the scope and potential for further alteration/enlargement subject to necessary planning permissions/building regulation, to fully appreciate the accommodation on offer, together with its many features and improvements, we highly recommend an internal inspection.

The property is entered via a welcoming reception hall with guests cloakroom/wc, in turn opening to the heart of the accommodation being the family lounge, which overlooks the property's mature, tree lined rear garden. The property has a separate dining room, which could be utilised as preferred, as a fifth bedroom, additionally there is a study/play room, comprehensively fitted breakfast kitchen with a range of integrated appliances and a central island unit combining breakfast area, perfect for entertaining or informal family meals.

A return stairway gives access to the first floor landing, off of which you will find the property's four bedrooms, the generous master suite having fitted wardrobes and an en-suite shower room off, furthermore there is a well appointed main shower room, which could be re-converted as preferred to a family bathroom. A double car garage is set to the side, with ease of access being provided by a remote controlled door.

Set back from the roadway behind an exceptionally deep block paved driveway with side lawn, access is gained to the accommodation via a multi-locking door opening to:



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WELCOMING RECEPTION HALLWAY: Pvc double glazed obscure windows to side, double radiator, wood laminate flooring, cloaks cupboard.

GUESTS WC: Pvc double glazed obscure window to side, white low flushing wc, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

SPACIOUS REAR LOUNGE: 19'2" x 18'8" Pvc double glazed windows and double glazed double French doors, elevated inset wide log effect remote controlled living flame gas fire, double radiator.

DINING ROOM: 13'2" x 10'7" Pvc double glazed bow window to fore, radiator.

STUDY/PLAY ROOM: 9' x 8'10" Pvc double glazed window to side, radiator.

FITTED BREAKFAST KITCHEN: 18'8" x 12'2" Pvc double glazed windows to front and rear, one and a half bowl sink unit set into sweeping black granite work surfaces having matching upstands, there is a comprehensive range of contemporary handleless fitted units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, stainless steel oven having gas hob above in turn with extractor canopy over, wide co-ordinating central island unit incorporating fur space breakfast bar, double radiator. Laundry Area: Pvc double glazed window and door to side, sink unit set into granite work tops, recesses for washing machine and dryer.

RETURN STAIRS TO LANDING: Pvc double glazed window to side, airing cupboard.

BEDROOM ONE: 18'3" max / 14'1" min x 11'6" max / 7'2" min Pvc double glazed window to rear, radiator, two double fitted wardrobes.

EN-SUITE SHOWER ROOM: 7'10" x 7'1" Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, bowl wash hand basin set onto a wide double base unit, low flushing wc, chrome ladder style radiator.

BEDROOM TWO: 13'1" max / 11'1" min x 10'6" Pvc double glazed bow window to fore, single and two double fitted wardrobes, there is a range of fitted base units incorporating drawers, radiator.



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.





BEDROOM THREE: 10'8" x 9' plus door recess Pvc double glazed window to side, radiator.

BEDROOM FOUR: 9'9" max / 7'9" min x 7'2" Pvc double glazed obscure window to side, double fitted wardrobe, radiator.

SHOWER ROOM: Pvc double glazed window to side, matching white suite comprising wide shower cubicle with glazed splash screen, vanity wash hand basin having base unit beneath, low flushing wc, chrome ladder style radiator, marble styled splash backs.

REAR LOBBY: Pvc double glazed windows to side and rear with double glazed door to garden.

DOUBLE GARAGE: 18' x 18' Pvc double glazed window to rear, double glazed door to lobby, electric remote controlled garage door to front, renewed central heating boiler (Please check the suitability of this garage for your own vehicle).

OUTSIDE: Wide paved patio area to a generous, secluded rear garden having central lawn, flanked by borders with mature shrubs, bushes and trees.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

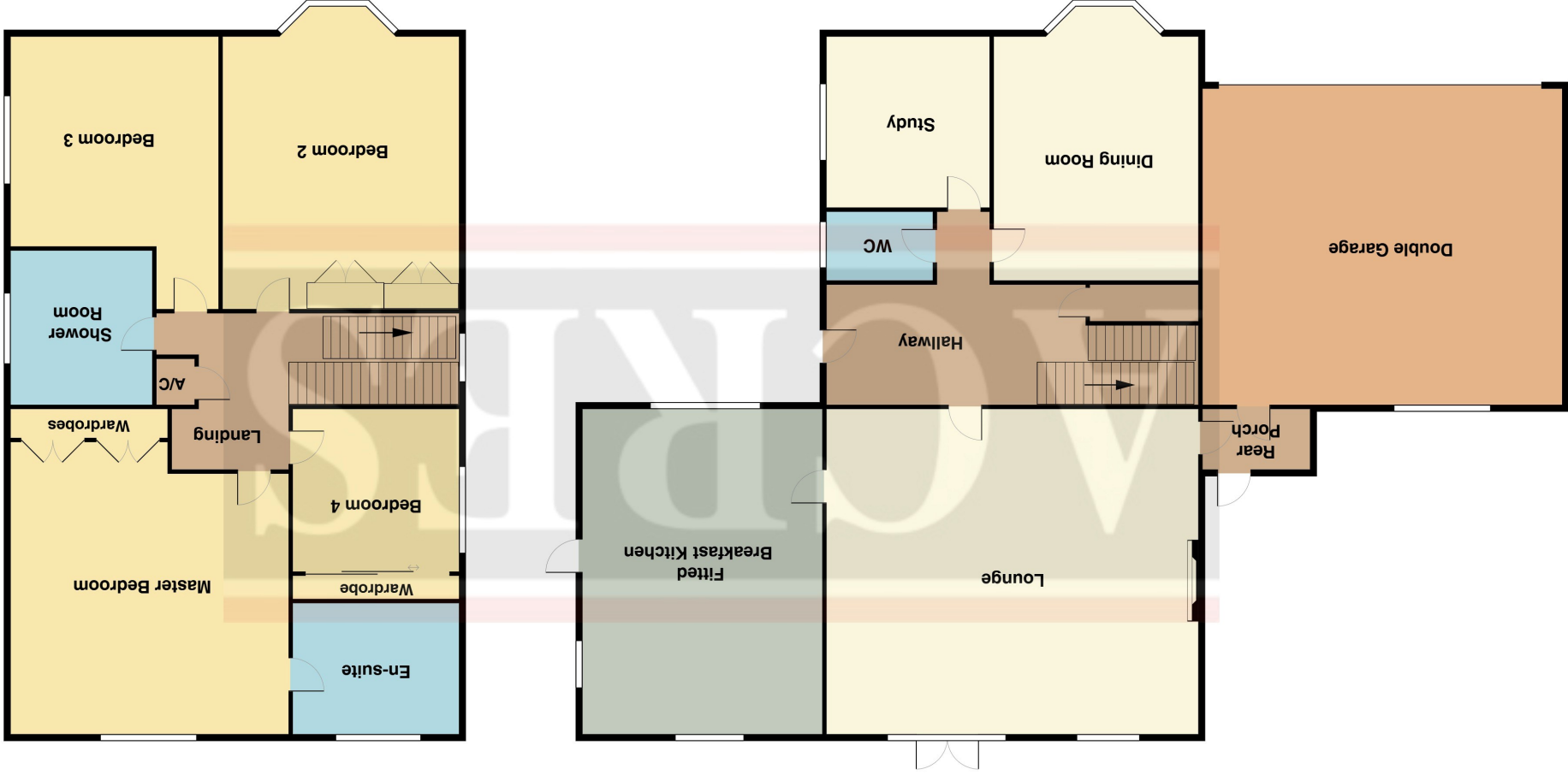


Council Tax Band: G



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The Spinney, Little Aston



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.