



64a BLAKE STREET, LITTLE ASTON, B74 4EX

OFFERS AROUND - £1,200,000

This attractive, imposing, individually designed detached family residence, occupying a substantial mature plot with electric gated access and enjoying delightful open views across neighbouring fields to the rear. Thoughtfully modernised over the past two years, this outstanding home combines generous family accommodation with contemporary styling, whilst benefiting from gas central heating and PVC double glazing (both where specified). Ideally positioned close to excellent public transport links, including the Cross City Rail Line providing direct access to Lichfield and Birmingham City Centres, together with local bus services and surrounding open countryside, the property offers an enviable lifestyle in a highly convenient setting.

The accommodation is entered via an impressive, wide reception hall, immediately conveying the scale and quality of the home, with a well-appointed guest cloakroom/WC off. The substantial lounge provides an exceptional entertaining space, centred around a striking contemporary media wall incorporating a log-effect living flame gas fire. Double opening doors lead seamlessly into a generous formal dining room, ideal for family occasions and entertaining guests. In addition, there is a versatile den/home office, perfectly suited to modern home working or as an additional reception room. Undoubtedly the heart of the home is the comprehensively fitted breakfast kitchen, thoughtfully designed with integrated appliances and a central island providing an informal dining space. A separate breakfast room opens to a utility room which offers further storage facilities. To the rear, a superb garden room with vaulted ceiling, enjoys delightful views across the property's mature gardens and provides an ideal family snug or day room throughout the seasons. A second garden room, positioned to the fore, enjoys the afternoon sun and offers yet another versatile reception area.

A feature staircase rises to a wide, half-galleried landing, leading to four exceptionally well-proportioned bedrooms. The magnificent principal bedroom suite enjoys generous proportions, complemented by a walk-in dressing room with fitted wardrobes and a beautifully re-appointed en-suite shower room. Bedroom two also benefits from fitted wardrobes together with a renewed en-suite shower room, whilst the remaining two bedrooms are served by a delightful family bathroom, each featuring contemporary white suites. Of particular note, the master bedroom is of such generous proportions that it offers excellent potential to be reconfigured, creating a fifth bedroom if required.

Externally, the property continues to impress with a triple garage, extensive gated driveway and well maintained mature gardens. To the rear, a substantial garden and patio creating the perfect setting for al fresco dining and outdoor entertaining whilst enjoying the privacy and open countryside beyond. Offering exceptional proportions, and a superb blend of elegant family living and contemporary entertaining space, this remarkable executive residence represents a rare opportunity to acquire a truly individual home in one of the area's most desirable locations.



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Accessed via double remote controlled gates having side intercom system, a block paved driveway provides multi vehicular parking, lawned fore garden and access is gained to the accommodation via:

CANOPY PORCH: Wall lights, double front doors open to:

FEATURE RECEPTION HALL: 22'7" x 8'7" Radiator with cover, wood flooring, storage cupboard.

GUESTS' CLOAKROOM/WC: Pvc double glazed window to front, white suite comprising low flushing wc, wash hand basin with base unit beneath, radiator, wood flooring.

SPACIOUS LOUNGE: 23'6" max / 16'0" min x 17'9" max / 12'9" min Pvc double glazed windows to front and rear with double glazed double French doors opening to garden, double radiator, feature media wall having central wide log effect living flame gas fire, glazed double doors open to:

DINING ROOM: 17' max / 15'2" min x 13'1" Wide pvc double glazed bay window to rear with central double glazed double French doors, double radiator.

HOME OFFICE/PLAYROOM: 9'8" x 9'2" Pvc double glazed windows to front and side, radiator, wood flooring.

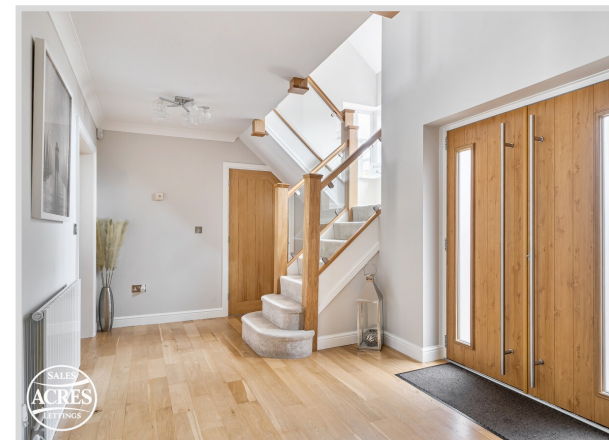
FITTED KITCHEN: 20'1" x 13'6" Pvc double glazed window to rear, enamel twin bowl sink unit with mixer tap and base unit beneath, there is a further comprehensive range of fitted units to both base and wall level including pan drawers, having granite work surfaces and tiled splash backs together with down lighters, integrated dishwasher, Range style cooker having twin ovens, gas hob and stainless steel extractor canopy over, American style fridge/freezer, central island unit with further base units and granite top, dresser style unit with additional wall and base units, double radiator.

BREAKFAST/FAMILY ROOM: 13'6" x 10'0" Pvc double glazed window to side, radiator, tiled floor, further range of fitted units co-ordinating with the kitchen including dresser style unit.

UTILITY ROOM: 7'6" x 6'0" Pvc double glazed window to front and half double glazed door to side, radiator, sink unit with base unit beneath, two wall units, recess for washing machine and dryer, tiled floor and splashbacks, light point.

LARGE REAR GARDEN/FAMILY ROOM: 23'3" max / 17'0" min x 10'9" Pvc double glazed windows to side and rear with double glazed double French doors to side, double radiator, tiled floor, feature vaulted ceiling.

ADDITIONAL GARDEN ROOM/SNUG: 13'6" x 10'7" Being set off the kitchen, having double glazed double doors, pvc double glazed windows to front and sides, double radiator, tiled floor, vaulted ceiling. Double glazed double doors open to:



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.





FRONT ENCLOSED TERRACE/WALL GARDEN: Having light, outside tap and power point, patio with blue brick edging, small pond with waterfall feature.

SIDE PASSAGEWAY: 22'7" x 3'3" Pvc double glazed doors to front and rear, tiled floor and door to utility room.

RETURN STAIRS TO LANDING: 33'2" x 11'8" max / 4'6" min Wide pvc double glazed square bay window to front with further double glazed window, feature glass balustrades inset to oak handrails, radiator with cover, large airing cupboard

MASTER BEDROOM: 22'3" max / 13' min x 16'5" max / 14'2" min Two pvc double glazed windows to rear, two radiators. **Dressing/Additional Wardrobes Area:** 6'6" min x 6'4" min Radiator, light point, two double fitted wardrobes and further deep double built in wardrobe/storage cupboard. Door to:

RENEWED EN-SUITE SHOWER ROOM: Pvc double glazed window to rear, matching renewed white suite comprising double shower cubicle with glazed splash screen and large fixed shower head, vanity wash hand basin having double base unit beneath, low flushing wc, chrome ladder style radiator, half height tiled splashbacks.

BEDROOM TWO: 12'1" x 11'10" Pvc double glazed windows to side and rear, radiator, two double fitted wardrobes having central TV recess and display/storage shelving.

RENEWED EN-SUITE SHOWER ROOM: White suite comprising shower cubicle, vanity wash hand basin with double base unit beneath, low flushing wc, chrome ladder style radiator.

BEDROOM THREE: 13'6" plus door recess x 10'0" max / 8' min Pvc double glazed windows to rear and side, radiator, five double fitted wardrobes with central dressing table. Deep recess walkway into bedroom with window to fore and shoe shelving.

BEDROOM FOUR/WALK IN WARDROBE: 11'6" x 9'9" Pvc double glazed windows to front and side, radiator.

RENEWED FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising bath, vanity wash hand basin with double base unit beneath, low flushing wc, ladder style radiator

TRIPLE GARAGE: 25'2" x 17'3" (Please check the suitability of this garage for your own vehicle.) Three remote electrically operated up and over doors, door to side.

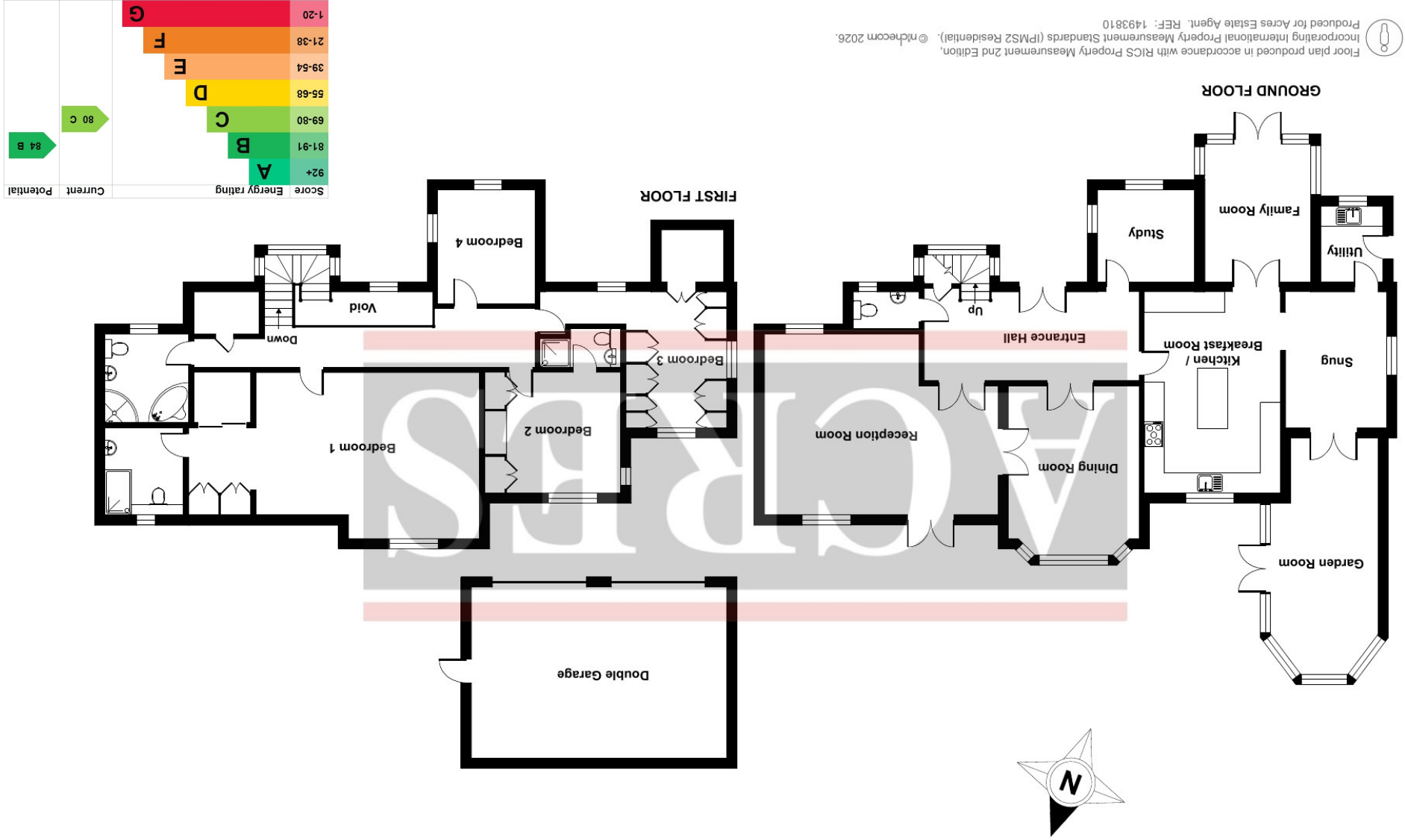
OUTSIDE: Substantial paved patio area opens to a generous lawned rear garden having shrubs and bushes, mature trees to side, set having open fields to rear, timber shed and garden room having covered side barbeque/patio area.





Blake Street, Sutton Coldfield, B74

For identification only - Not to scale



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, 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.