

ACRES
Collection



65 WALSALL ROAD, LITTLE ASTON, B74 3BA

OFFERS AROUND - £975,000

We are delighted to offer to the market this imposing, attractive and much enlarged, traditional detached family home, set in a prime location within the very heart of Little Aston. Perfectly placed for access to open countryside, children's play areas and well regarded infant and junior schooling, the property also benefits from excellent public transport links, including the nearby Cross City rail line, together with shopping facilities, and other amenities at "The Crown". Set behind a mature frontage, the home enjoys a generous and established plot with delightful gardens, offering both privacy and a wonderful setting for family life. Having been thoughtfully extended and improved, the property combines traditional character with modern living, enhanced further by gas central heating and PVC double glazing.

The accommodation is entered via a welcoming reception hall that immediately sets the tone for the space and warmth within. A substantial and elegant lounge provides a perfect retreat, while the heart of the home is undoubtedly the superb family/day room — a light-filled and sociable space ideal for both everyday living and entertaining. This flows seamlessly into a comprehensively fitted breakfast kitchen, beautifully appointed with a large central island, a range of integrated appliances and striking bi-fold doors that open out onto the rear garden. Further ground floor accommodation includes an additional breakfast area, a practical utility room and a guest cloakroom/WC.

To the first floor, the property continues to impress with four generously proportioned bedrooms. The principal suite enjoys a dressing area with fitted wardrobes and a stylish white en-suite shower room, while bedroom two also benefits from its own en-suite shower room/dressing area. The remaining bedrooms are served by a well-appointed family bathroom featuring a contemporary modern white suite. Externally, the property is complemented by a single garage and mature gardens, which provide a charming and private outdoor space. An exceptional family home, set upon a tree lined roadway within a highly sought-after location — early viewing is highly recommended to fully appreciate the style, space and setting on offer.

Set back from the roadway behind a deep, multi-vehicular driveway flanked by mature shrubs and bushes, access is gained to the property via:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



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RECESSED PORCH: Part double glazed door opens to:

RECEPTION HALL: Under stairs storage cupboard.

SPACIOUS THROUGH LOUNGE: 24'4" max / 21'6" min x 11'10" Pvc double glazed bay window to front, two double radiators.

FAMILY/DAY ROOM: 18' x 12'1" max / 10'10" min Pvc double glazed window to front, two further leaded light feature windows set to either side of the central fireplace having open fire grate, hearth and mantle, two double radiators, opening to:

DELIGHTFUL FITTED BREAKFAST KITCHEN: 17'4" max / 15'7" min x 12' Double glazed bi-fold doors to rear, large central island unit having substantial granite work top combining breakfast area having space for stools, inset sink unit having side flush fitting hob and integrated dishwasher, there is a comprehensive range of high gloss fitted units to both base and wall level including drawers, twin elevated electric ovens, space for American style fridge/freezer, tiled floor, opening to:

BREAKFAST AREA: 8'8" x 6'3" Double glazed bi-fold doors, tiled floor, space for breakfast table, leading through to:

LOBBY AREA: Having double glazed windows to rear, part double glazed door to outside.

GUESTS WC: White low flushing wc, vanity wash hand basin with base unit beneath.

UTILITY ROOM: 7'10" max x 6'1" max / 4'2" min Pvc double glazed window to side, one and a half bowl sink unit set into rolled edge work surfaces, fitted wall and base units, recesses for appliances.

RETURN STAIRS TO LANDING: Pvc double glazed window to front.

BEDROOM ONE DRESSING AREA: 11' max / 9' min x 8'9" Single and two double fitted wardrobes, opening to:

BEDROOM ONE: 12' x 11' min Pvc double glazed window to rear, double 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.





EN-SUITE SHOWER ROOM: Pvc double glazed window to side, matching white suite comprising enclosed shower cubicle, wall hung vanity wash hand basin with base unit beneath, low flushing wc, contemporary radiator, tiled splash backs and floor.

BEDROOM TWO: 15'4" max / 12' min x 11'10" Pvc double glazed bay window to fore, double radiator.

EN-SUITE SHOWER ROOM/DRESSING ROOM: 14'8" max x 7'9" max / 5'6" min (measured at floor level) Pvc double glazed windows to front and side, white suite comprising shower cubicle, wash hand basin, low flushing wc, double radiator.

BEDROOM THREE: 9'2" max / 6'3" min x 9' max / 6'3" min Pvc double glazed window to rear, double radiator.

BEDROOM FOUR: 11'6" x 11' max Pvc double glazed window to fore, double radiator.

FAMILY BATHROOM: Pvc double glazed window to side, matching well appointed white suite comprising feature bath having shower over with glazed splash screen, tiled splash backs, wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled floor.

SINGLE CAR GARAGE: (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Set to the rear you will find a generous, mature rear garden having lawns, flanked by borders with mature shrubs, bushes, hedging and trees, timber shed and fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: F



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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, 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.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

