



PINE LODGE, 13 ROMAN LANE, LITTLE ASTON PARK, B74 3AE

PRICE GUIDE - £1,200,000

Positioned on a mature, secluded plot, Roman Lane is set off Roman Road upon the most prestigious Little Aston Park. Enhanced further by the property's proximity to the beautiful Sutton Park, the bungalow is additionally set just a short stroll from Little Aston Golf Club.

Excellent road links connect Little Aston to both Walsall and Birmingham City Centre. Furthermore there is ease of access to the Midlands motorway links. The property is complemented by gas central heating and pvc double glazing (both where specified). The property also benefits from the additional security of CCTV.

Stepping across the threshold into Pine Lodge, one can appreciate the property's true proportions and features. Whilst not needed there is also scope for further alteration and enlargement as preferred by any prospective purchaser. The property comprises welcoming reception hall with guests cloakroom/wc off, spacious rear lounge with feature Minster fireplace, separate dining room, conservatory, fitted breakfast kitchen and utility room. Complemented by the option of four bedrooms, the master having fitted wardrobes, large well appointed family bathroom as well as en-suite shower room off bedroom three, double car garage together and generous, mature well screened garden. All of which to fully appreciate, we highly recommend an internal inspection.

The property is set back from the roadway behind a multi-vehicular drive with generous lawned fore garden, having mature trees and beechwood hedging. A vestibule porch gives access to the property via a multi-locking door with obscure double glazed insets opens to:

DEEP RECEPTION HALL: Two obscure double glazed windows to fore, three double radiators, cloaks/storage cupboard, Kardean flooring.



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GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, white low flushing wc, wash hand basin, double radiator, linen cupboard.

SPACIOUS REAR LOUNGE: 22'8" x 15'6" Wide double glazed patio doors overlooking garden, feature Minster style stone fireplace with hearth, mantle and central coal effect gas fire, double radiator.

DINING ROOM: 14'9" x 11'4" Double glazed patio doors to rear, radiator, Karndean flooring.

CONSERVATORY: 12'10" x 11' Pvc double glazed windows to side and rear with double glazed double French doors leading to garden.

FITTED BREAKFAST KITCHEN: 17'3" x 12'3" Pvc double glazed window to front, one and a half bowl sink unit set into sweeping work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, Range style cooker having twin ovens and gas hob, integrated dishwasher, double radiator, space for breakfast table.

UTILITY ROOM: 10'1" x 6'7" Pvc double glazed window to side, single drainer sink unit having base unit beneath, further units to both base and wall level, recess for washing machine, double radiator.

BEDROOM ONE: 15'2" x 14'10" Double glazed patio doors overlook rear garden, further window to side, a range of fitted wardrobes, two sets of drawer units together with matching dressing table, 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.





WELL APPOINTED FAMILY BATHROOM: 10' x 9'10" Pvc double glazed obscure window to side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, large walk-in shower with glazed splash screens, two tall contemporary radiators, complementary tiling to walls and floor.

BEDROOM TWO: 18'4" x 10'6" Pvc double glazed windows to side and rear, two double radiators.

BEDROOM THREE: 10'9" x 9'6" plus door recess Pvc double glazed window to front, radiator.

EN-SUITE SHOWER ROOM: White low flushing wc, matching wash hand basin, enclosed shower cubicle with glazed splash screens and tiled splash backs, heated towel rail.

BEDROOM FOUR/OPTIONAL STUDY: 10'9" x 10'8" Pvc double glazed window to front, double radiator.

DOUBLE GARAGE: 17'8" x 15'8" Remote controlled electric garage door, door to rear. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area to a secluded rear garden having central lawn, summerhouse and all enclosed by mature shrubs, bushes and trees.

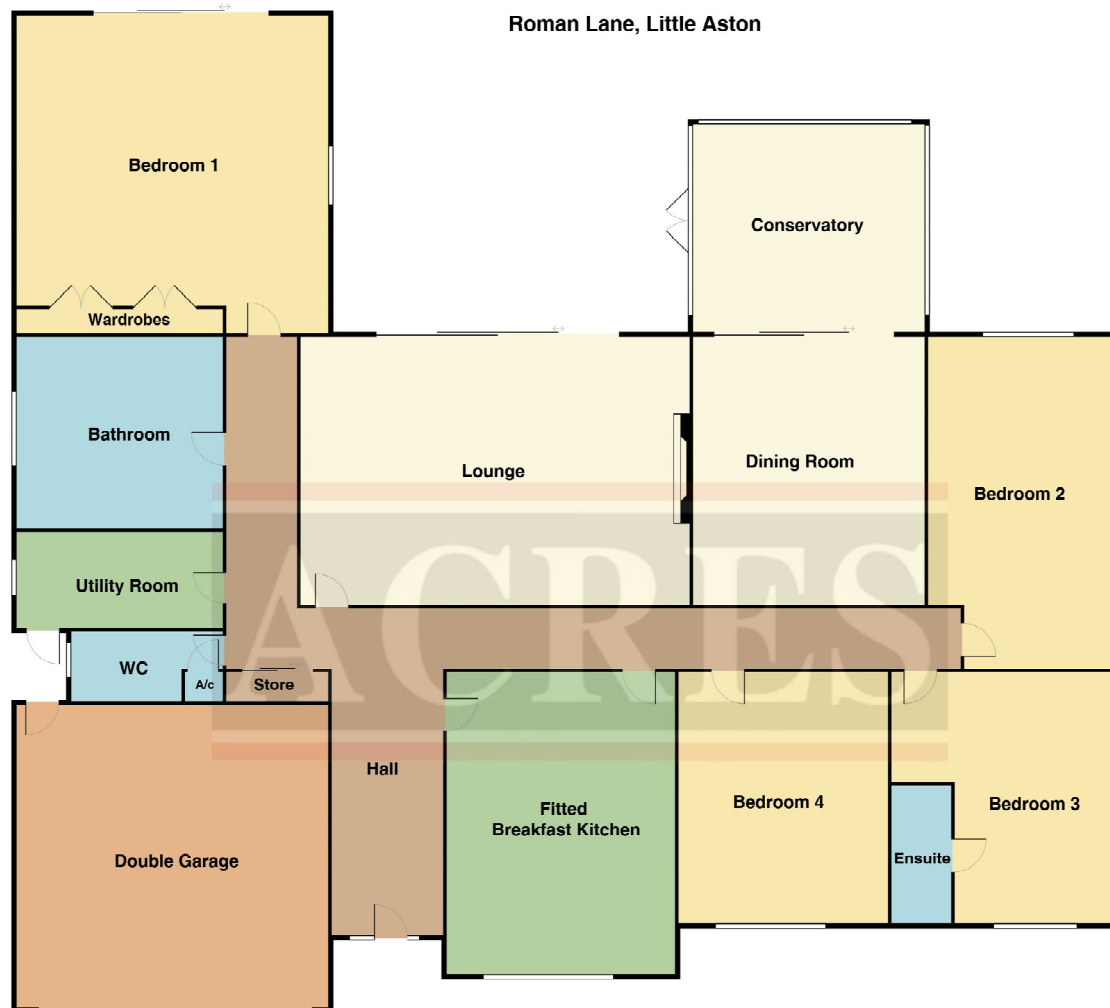


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G





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.