

SIGNED AND APPROVED

I/we can confirm the details are correct and all items mentioned therein are owned by me/us. Furthermore planning permission and/or building regulation approval consents have been obtained for any alterations.

PLEASE NOTE WE CANNOT ISSUE YOUR SALES PARTICULARS UNLESS THEY HAVE BEEN SIGNED OFF ABOVE.



BIRCHWOOD, BLAKE STREET, LITTLE ASTON / FOUR OAKS, B74 4EX

PRICE GUIDE - £1,695,000



Exceptionally rarely within the Little Aston/ Four Oaks area does the opportunity arise to purchase a property set on such a exceptionally generous plot, which extends to 1.17 acres. Providing the scope and potential for further alteration and enlargement (subject to any necessary planning permissions) this imposing, substantial, freehold, detached family home has the added security of electric gates and is enhanced further by having open fields to the rear.

As you approach the property you appreciate the exceptional, private plot it occupies, however only by way of an internal inspection, can a full appreciation be gained of the accommodation on offer and further potential. Positioned just a short stroll from Blake Street station, Mere Green shopping centre with it's host of amenities, restaurants and shops is situated within close proximity, as is Little Aston Golf Club.

Two of the standout features of this property, are a heated swimming pool together with a dedicated snooker/games room. The room is equipped with a full size snooker table, queues and racks and of course has a comfortable seating areas and a bar. It provides fantastic space for entertaining guests or perhaps spending quality time with family and friends.

The house offers multiple reception rooms including a formal lounge with feature fireplace, spacious dining room and a fitted home office/study, furthermore the ground floor offers a breakfast kitchen, utility room, together with changing rooms and sauna accessed to the rear by the swimming pool area. The bedrooms for the property are generously sized and offer a peaceful retreat. The master suite is particularly impressive in it's proportions featuring a dressing area with wardrobes and in turn having a well appointed en-suite bathroom off. There are three additional bedrooms, two having en-suite facilities. The property of course offers both gas central heating and double glazing.

As you explore the outdoor space an appreciation is gained of the vast 1.17 acre plot. The gardens are well maintained offering a combination of lawns, mature trees, shrubs and bushes. There is ample parking to the front and the property additionally offers the unusual feature of garaging for 4/5 cars.

In summary a substantial detached family home set on a large private plot, within a central sought after location. The property offers a blend of space, great additional potential and great recreational amenities, making it the ideal home for those seeking both relaxation and entertainment.

Set back from the roadway behind twin electric gates, the property offers a substantial tarmac driveway with lawned fore garden having mature shrubs and trees. 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



FULLY ENCLOSED PORCH: PVC double glazed windows to front, double glazed door to:

WELCOMING RECEPTION HALL: 15'5" x 14'0" max PVC double glazed windows to fore, double radiator, cloaks cupboard.

GUESTS CLOAKROOM/W.C.: Obscure window to front, low flushing w.c. with matching wash hand basin.

IMPOSING SPACIOUS LOUNGE: 25'9" max x 9'0" min x 19'0" max x 14'0" min Wide PVC double glazed bow window to fore with further double glazed windows to side and patio doors to rear, two double radiators, feature 'Minster' styled stone fireplace set on a marble hearth having central inset coal effect, living flame gas fire.

DINING ROOM: 1'0" x 12'0" PVC double glazed window to rear, radiator.

FITTED STUDY/HOME OFFICE: 12'10" max x 8'1" PVC double glazed window to rear, a range of fitted furniture to both base and wall level including display shelving with glazed unit and fitted desk, double radiator.

FITTED BREAKFAST KITCHEN: 19'0" max x 18'2" max x 12'2" min Wide PVC double glazed windows to fore, one and a half bowl sink unit set into worksurfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated oven with hob above in turn with extractor canopy over, tiled splashbacks, four space breakfast bar together with space for breakfast table, double radiator. Pantry cupboard.

UTILITY ROOM: 13'0" x 6'10" Window to side, single drainer sink unit, fitted base units having rolled edge worksurfaces, linen/storage cupboard, radiator.

INNER HALLWAY: Doors to front and rear. Storage cupboard.

SEPARATE/GARDEN W.C.: Obscure window to rear, low flushing w.c.

RETURN STAIRS TO LANDING: 14'6 x 12'2" min PVC double glazed windows and French door opening to an enclosed balcony, radiator, double linen/storage cupboard.

MASTER BEDROOM: 20'6" max x 18'3" min x 11'10" Wide PVC double glazed window to front, radiator, two double fitted wardrobes with central dressing table having storage cupboards above, archway to:

FITTED DRESSING ROOM: 7'1" x 6'6" Internal window, vanity wash hand basin set into wide top having dressing table area, fitted base units together with double built-in wardrobe, radiator.

EN-SUITE BATHROOM: 15'7" x 7'6" PVC double glazed window to rear, matching white comprising large bath, whirlpool bath, enclosed shower/steam cubicle, wash hand basin, low flushing w.c., combination radiator/heated towel rail, tiling to walls and floor, chrome ladder style radiator, door to snooker room.



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 TWO: 11'8" x 11'5" plus door recess PVC double glazed windows to side and rear, radiator, double and single built-in wardrobes, fitted dressing table with drawers.

EN-SUITE BATHROOM: PVC double glazed window to rear, matching white suite comprising whirlpool bath having shower over, wash hand basin, low flushing w.c., bidet, heated towel rail, tiling to walls.

BEDROOM THREE: 11'7" min x 8'4" plus recesses PVC double glazed window to rear, radiator, fitted wardrobes having storage cupboards above, bed recess.

EN-SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing w.c., heated towel rail, tiling to walls.

BEDROOM FOUR: 13'7" x 13'0" PVC double glazed windows to front and side, radiator, double and single built-in wardrobes having storage cupboards above.

SNOOKER ROOM: 21'4" x 20'6" PVC double glazed windows to front and rear, fitted bar, full sized snooker table with lighting above, space for sofa, two double radiators, PVC door opens to rear, secondary staircase accessing garden.

FOUR/FIVE CAR GARAGE: 43'5" max x 12'0" min x 24'9" max x 18'1" Two remote controlled double garage up and over doors. Opening to:

FURTHER TANDEM STYLED GARAGE/WORKSHOP: 20'3" max x 12'0" min x 18'6" max x 13'3" min PVC double glazed window to side, fitted workbenches and shelving.

PLANT ROOM: 11'9" x 5'9" Window and door to rear, central heating/swimming pool hot water boilers.

GARDEN STORE: 11'3" x 7'4" Doors to garden.

CHANGING ROOM/SAUNA: Shower, double radiator. Door opening to sauna.

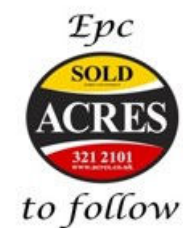
OUTSIDE: Wide paved patio area with loggia off the lounge opening to an outstanding, substantial garden offering complete privacy, flanked by borders having mature trees, bushes and shrubs, in turn with open fields to the rear. External covered staircase accessing snooker room. Heated outdoor swimming pool with further patio area.

Condition of purchase : A purchase fee of 1.2% inclusive of VAT, of the selling price, is payable by the purchaser and will be a condition of the sale contract. Upon completion the purchase fee is to be transferred with completion monies to the seller's lawyers. This purchase fee, is to be transferred to the estate agents electronically by the seller's lawyers prior to keys being released.

Images



to follow



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.