



12 ALDRIDGE ROAD, LITTLE ASTON, B74 3BQ

OFFERS AROUND - £950,000

Set in a well regarded, central location, just a short stroll from delightful open countryside, the property is also set close to the well regarded Little Aston junior and infant school. Excellent public transport links are available within the area, including the Cross City rail line.

Highly, deceptively spacious, well proportioned and thoughtfully designed, the property is set upon a generous plot having deep fore garden/driveway and private rear garden.

Briefly comprising fully enclosed porch, deep reception hall, guests cloakroom/wc, spacious lounge with feature Minster styled fireplace, snug/day room with additional fireplace, fitted breakfast kitchen and utility room. An inner hallway provides access to a substantial ground floor double bedroom having en-suite shower room off, additional there is a further ground floor double bedrooms and white, family bathroom. To the first floor you will find once more an exceptionally spacious double bedroom with en-suite shower room, together with a further double bedroom and useful store room/boiler room. The property also has the benefit of a single car garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a deep multi-vehicular tarmac driveway flanked by lawn and having mature shrubs, bushes and trees, access is gained to the property via a double glazed pvc door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, part obscure timber stained door opens to:

SUBSTANTIAL, DEEP RECEPTION HALL: 24'5" max / 14' min x 8'4" max / 6'6" min Pvc double glazed window to front, two radiators, wood flooring.

GUESTS CLOAKROOM/WC: White low flushing wc, matching wash hand basin, chrome ladder style radiator, tiled floor.



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SPACIOUS LOUNGE: 18'10" max / 17'4" min x 18' Pvc doubled glazed window and separate double glazed double French doors to rear, pebble living flame gas fire set into a Minster styled stone fireplace having matching hearth and mantle, two double radiators, wood flooring.

SNUG/DAY ROOM: 16'4" max / 14'2" min x 12'7" max / 12' min Pvc double glazed bay window to front, Minster styled fireplace having hearth and mantle and central inset coal effect living flame gas fire, radiator, wood flooring.

FITTED BREAKFAST KITCHEN: 24'9" x 11' Pvc double glazed windows to side, sweeping marble work surfaces having one and a half bowl inset sink unit together with three/ four space matching peninsular breakfast bar, stainless steel oven having separate microwave, fitted gas hob, integrated fridge and dishwasher, there is a range of matching units to both base and wall level including drawers, tiled splash backs and floor.

Breakfast/Sitting Area: Pvc double glazed double French doors to rear, radiator, space for breakfast table and/or sofa.

UTILITY ROOM: 7'10" x 7'4" Single drainer sink unit set into rolled edge work surfaces having fitted wall and base units, recesses for washing machine and dryer, tiled floor.

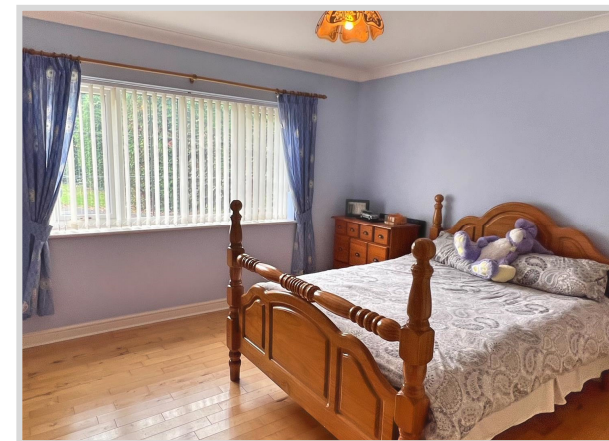
INNER HALLWAY: Door to outside, door to garage.

BEDROOM TWO: 17'6" max plus door recess / 12'8" min Pvc double glazed windows to side and rear, two radiators, double and single fitted wardrobes, wood flooring.

LARGE EN-SUITE SHOWER ROOM: 9'3" x 7'9" Pvc double glazed window to side, matching white suite comprising shower area with glazed splash screen, wash hand basin, low flushing wc, two chrome ladder style radiators, tiling to walls and floor.

BEDROOM FOUR: 12'8" x 11'10" Pvc double glazed window to front, radiator, wood flooring.

FAMILY BATHROOM: Feature suite comprising freestanding roll top, claw footed bath in white with matching wash hand basin and low flushing wc, chrome ladder style radiator, tiled splash backs and floor.



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.





STAIRS TO LANDING: Pvc double glazed window to front, radiator.

BOILER/STORE ROOM: 11'4" x 8'3"

BEDROOM ONE: 24'9" max / 15' min x 19'5" max / 10'10" min Pvc double glazed window to rear, three double fitted wardrobes, single and double fitted wardrobes with an additional range of fitted drawers and shelving, wood laminate flooring.

EN-SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

BEDROOM TWO: 19'8" max / 11'2" min x 15'7" max / 6'1" min Pvc double glazed window to front, double radiator, fitted base units together with drawers, wood laminate flooring.

GARAGE: 16'9" x 8'9" Pvc double glazed window to side. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Decking area to a block paved pathway, leading to a private lawned rear garden, flanked by borders having mature shrubs, bushes and trees.

OUTSIDE/GARDEN WC: Set to the side of the property

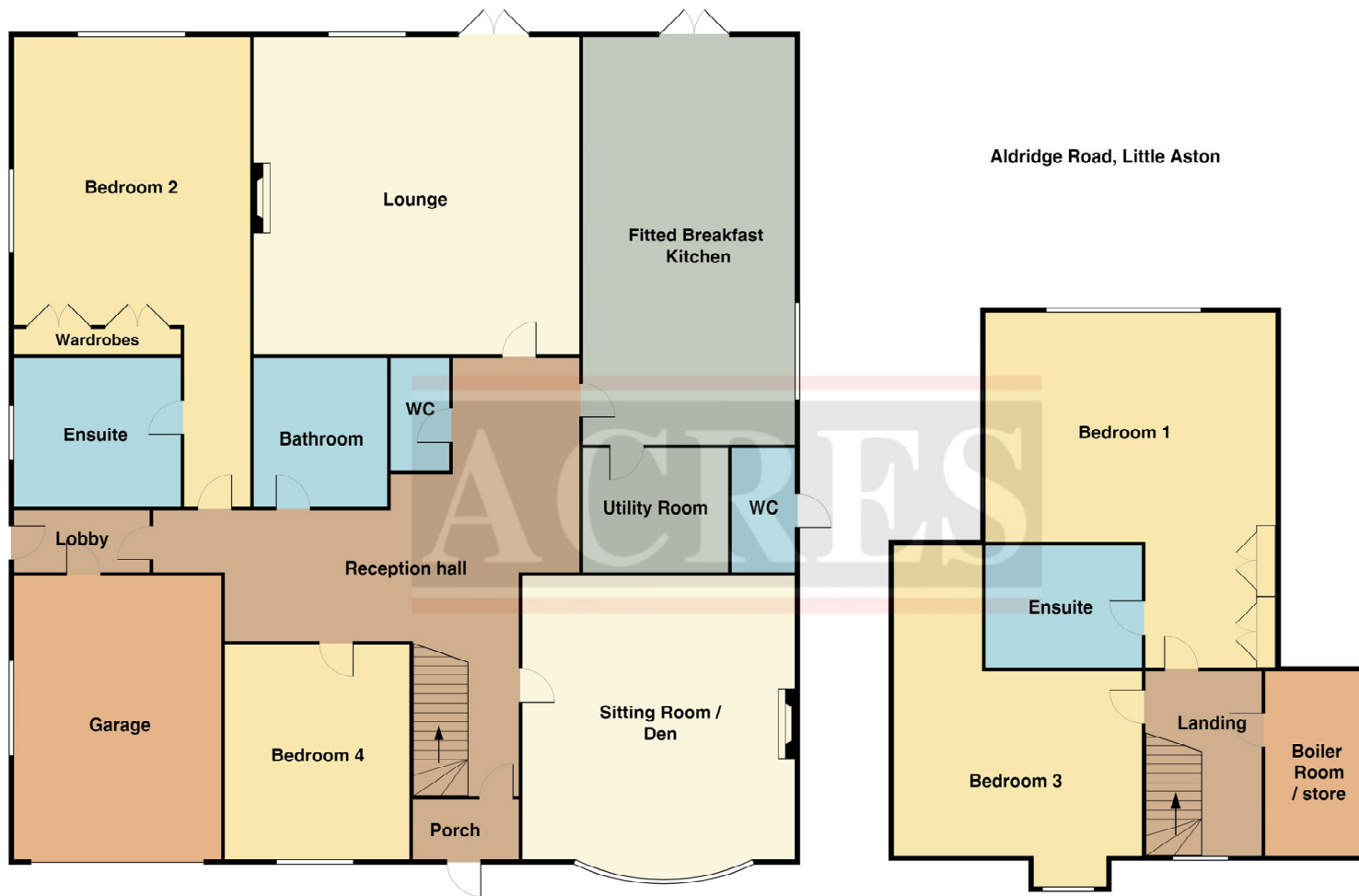


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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.