

ACRES
Collection



69 WALSALL ROAD, LITTLE ASTON, B74 3BA

OFFERS IN EXCESS - £1,000,000

This delightful, most attractive and imposing, traditional, freehold, detached family home, is set in a prime, well regarded, sought after location, amidst properties of a similar, high calibre. Thoughtfully designed, improved and enlarged, the property offers well presented, spacious family accommodation, positioned close to open countryside, however within a central, convenient location. A range of shopping facilities area available at 'The Crown', furthermore Little Aston and Four Oaks offers access to both the Cross City rail line, together with excellent local bus services.

An array of restaurants, cafes and further facilities are available at Mere Green and Lichfield City Centre. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally has the security of an alarm system. The bright and airy accommodation is entered via reception hall having guests cloakroom/wc off. A charming, lounge with feature fireplace, provides a relaxing respite environment, whilst the property's substantial garden room/family room offers an ideal space for entertaining. The property has a substantial fitted breakfast kitchen with central island unit, in turn opening to a generous dining area, in turn having a laundry room off. To the first floor there are three double bedrooms, the first of which offers an en-suite shower room, furthermore there is a well appointed feature, family bathroom having a roll top, claw footed bath. An easy tread stairway gives access to the master bedroom, which once more offers en-suite facilities. To the rear you will find a landscaped garden with substantial patio area, lawns, shrubs and bushes, together with a generous garden room/den or home office as preferred, being double glazed and having under floor heating. To fully appreciate the property on offer, it's charm, character, style and features, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway flanked by borders having mature shrubs, bushes and trees, there is outside courtesy lighting together with a block style driveway. Access is gained to the property via:

DEEP CANOPY PORCH: Having courtesy lighting and timber styled multi-locking front door having double glazed inset opening to:

WELCOMING RECEPTION HALL: Two pvc double glazed windows to front, double radiator, cloaks/storage cupboard.



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GUESTS CLOAKROOM/WC: Matching white suite comprising low flushing wc, wash hand basin.

SPACIOUS THROUGH LOUNGE: 27' x 24' max / 24'3" min x 11'10" max / 9'7" min Pvc double glazed bow window to fore, stone style feature fire surround set on a hearth having recessed arched pewter surround with inset coal effect living flame gas fire, two further double glazed windows to side, two period style radiators.

SUBSTANTIAL GARDEN/DAY ROOM: 18'8" x 16' Pvc double glazed windows to side with clear glass double glazed roof, double radiator, under floor heating, pvc double glazed doors to garden, together with sliding door opening to:

FITTED BREAKFAST KITCHEN: 31'7" x 13'5"

Dining Area: Pvc double glazed bow window to rear, space for table, tiled floor with under floor heating.

Kitchen: Pvc double glazed window to side, large Belfast sink having base unit beneath, there is a further comprehensive range of fitted units to both base and wall level including drawers, finished with granite work surfaces with tiled splash backs, wide Range style cooker having twin ovens and multi-ring hob, in turn with extractor canopy over, integrated dishwasher, American fridge/freezer, deep central island unit having further base units, granite top and space for stools, tiled floor with under floor heating.

LAUNDRY ROOM/SIDE PASSAGEWAY: 21'6" x 5' Door to front, Belfast sink unit with base unit beneath, drawers and timber work top, space for washing machine and dryer, radiator, storage cupboards, pvc door to:

BOILER/STORE ROOM: 9'9" x 5'6" Pvc double glazed door to rear.

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

BEDROOM TWO: 12' max / 10 min x 12' Pvc double glazed window to rear, double radiator, twin fitted wardrobes having central double doors opening to:

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, tiling to walls and floor, chrome ladder style 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.



BEDROOM THREE: 14'8" max / 12' min x 9'10" Pvc double glazed bay window to fore, double radiator, three fitted wardrobes.

BEDROOM FOUR: 15' x 8'9" Pvc double glazed windows to front and side, period style radiator.

FAMILY BATHROOM: 13'4" x 8'7" Pvc double glazed windows to side and rear, matching white suite comprising feature freestanding claw footed roll top bath having mixer shower, wide vanity wash hand basin having twin base units beneath, low flushing wc, enclosed shower cubicle with glazed splash screens and tiled splash backs, two period style radiators/towel rails, tiled floor.

STAIRS TO SECOND FLOOR LANDING: Double glazed Velux window to side, door to:

BEDROOM ONE: 15'9" max / 14'8" min x 12' max Pvc double glazed window to rear and two double glazed Velux windows to side, period style radiator, fitted wardrobes together with a range of drawer units/display top, access to eaves.

EN-SUITE BATHROOM: Double glazed Velux window to side, matching white suite comprising bath having mixer shower wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

GARAGE: 20'9" x 8'9" Obscure window to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Substantial paved patio area leads to a landscaped rear garden having an abundance of shrubs, bushes and hedging, outside lighting, timber fencing.

LARGE GARDEN ROOM/HOME OFFICE/DEN: 21'6" x 11'7" Double glazed windows to side and front, together with double glazed patio doors to garden, having lighting, power points, water and under floor heating, data access.

Condition of purchase : A purchase fee of (1% + VAT) 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.



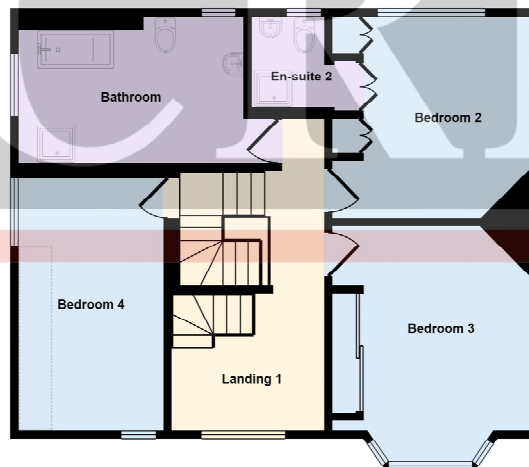
Council Tax Band: G



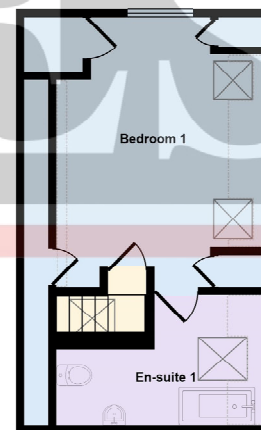


Ground Floor
Approx 134 sq m / 1653 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 70 sq m / 757 sq ft

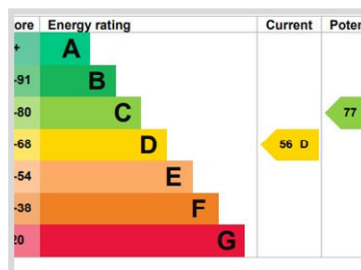


Second Floor
Approx 32 sq m / 347 sq ft



Office / Den
Approx 23 sq m / 252 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and are not included unless specifically mentioned in writing within the sales particulars.



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.