

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Two double bedrooms
- ◆ Walk-in wardrobe/dressing area
- ◆ Outstanding, well appointed shower room
- ◆ Attractive lounge with log burning stove
- ◆ Dining room/snug with stove fire
- ◆ Comprehensively re-fitted breakfast kitchen with integrated appliances
- ◆ Rear conservatory/garden room
- ◆ Side garage
- ◆ Delightful, landscaped rear garden
- ◆ Comprehensively renovated throughout
- ◆ Central, convenient location



***7 LITTLE ASTON LANE, LITTLE ASTON, B74 3UA - OFFERS AROUND £600,000***

This exceptionally well presented and appointed, comprehensively refurbished, freehold, detached cottage, set in a prime, central and sought after location. Finished to an exacting specification, upon a landscaped plot, the property offers gas central heating and renewed pvc double glazing (both where specified) and additionally has the security of an alarm system. Within short walking distance you will find open fields, local shops, together with excellent public transport links. Retaining an authentic cottage feel, to fully appreciate the property on offer, its many features and high specification, we highly recommend an internal inspection. Briefly comprising enclosed porch opening to a delightful lounge having log burning stove, additionally there is a dining room/optional further snug, once more provided with stove fire. The property has a fitted breakfast kitchen provided by Messrs L'Interieur with an array of integrated appliances and breakfast area, in turn opening to a conservatory/garden room. To the first floor the property offers two double bedrooms, the master having a walk-in wardrobe/dressing area, furthermore there is a substantial shower room having Porcelanosa tiling. Set to the side is a single garage with storage area over and to the rear, a thoughtfully designed, landscaped rear garden having multiple seating areas and an abundance of shrubs and flower beds.

Set back from the roadway behind a driveway providing parking to side, the property is well screened from the roadway by mature hedging with access to the property being gained via multi-locking door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to sides.

**ATTRACTIVE LOUNGE:** 14'6" x 11'7" Pvc double glazed window to front, double radiator, log burning stove set on a rustic brick hearth, having concealed mood lighting.

**DINING ROOM/SNUG:** 14'6" x 7'9" Pvc double glazed windows to front and side, double radiator, log burning stove set on a rustic brick hearth, having timber beam over.

**COMPREHENSIVELY FITTED BREAKFAST KITCHEN:** 19'5" x 10'6" Pvc double glazed windows to sides and rear, one and a half bowl sink unit set into sweeping onyx work surfaces, there is a comprehensive range of contemporary fitted units to both base and wall level including pan drawers, sink having boiling water tap and water filter, integrated dishwasher, space for American style fridge/freezer, fitted gas hob having feature extractor canopy above together with elevated oven, LED floor level lighting together with floor heater, contemporary, modern radiator, two space matching breakfast bar/area.

**REAR CONSERVATORY/GARDEN ROOM:** 16' x 7' Pvc double glazed windows to side and rear with double glazed double French doors to garden, wood laminate flooring.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 14'6" x 8'4" min x 11'3" into recess Pvc double glazed window to front, double radiator.

**WALK-IN WARDROBE AREA/DRESSING ROOM:** 7'8" max / 6' min x 5' max / 3' min Pvc double glazed window to front, double radiator, two double fitted wardrobes, fitted drawers and shelving.

**BEDROOM TWO:** 11'8" x 10'3" Pvc double glazed windows to sides, double radiator.

**WELL APPOINTED SHOWER ROOM:** 8'4" x 7'10" Pvc double glazed obscure window to side, matching well appointed white suite comprising deep shower cubicle with glazed splash screen and rain head shower, wide wall hung wash hand basin having base unit beneath, in turn with fitted mirror with integrated lighting over, low flushing wc, feature Porcelanosa tiling to walls, tiled floor, tall contemporary radiator.

**SIDE GARAGE:** 16'9" x 8'3" Part pvc double glazed door to rear, up and over door to front, retractable ladder gives access to additional storage/loft area over garage. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Block paved patio area with side covered store, outside tap, leads to further delightful seating areas, flanked by an abundance of mature shrubs, bushes and hedges, timber fencing and shed.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**TENURE:** We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

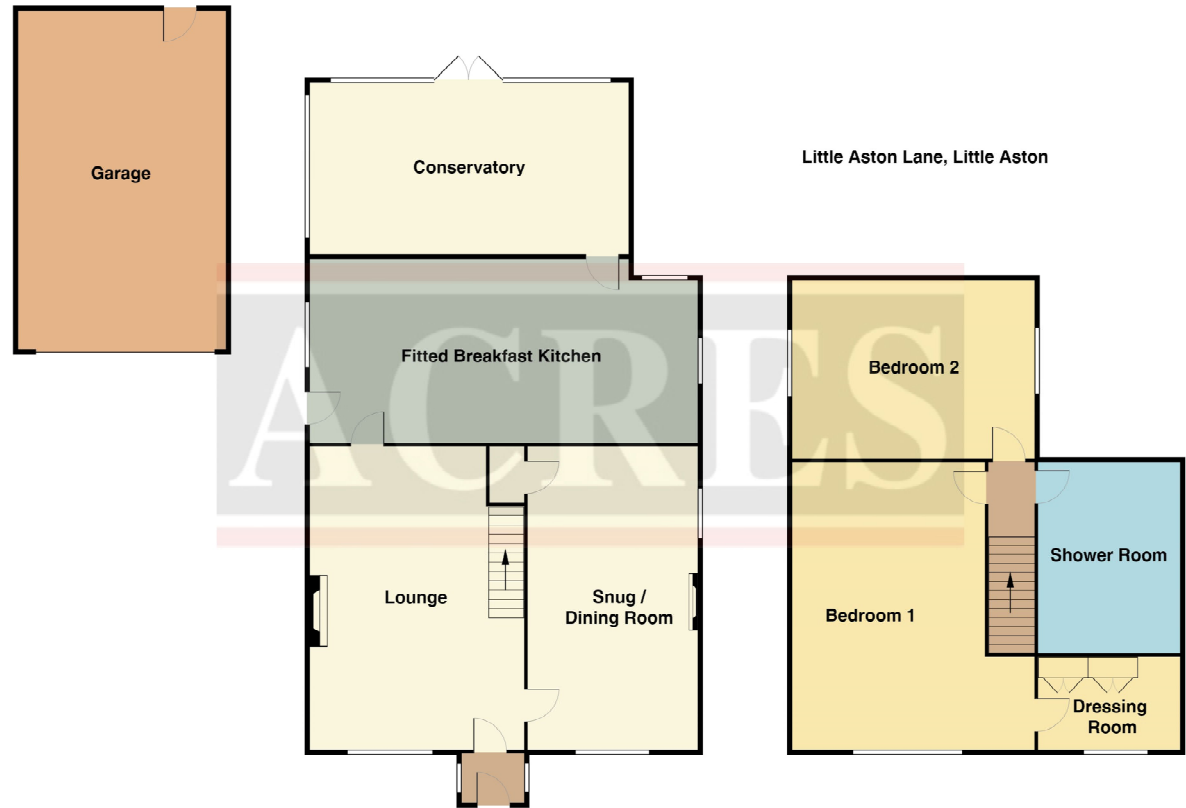
**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** Fitted carpets & blinds are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Rosemary Hill Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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.