



***'LUCIDA', ROMAN ROAD, LITTLE ASTON PARK,  
SUTTON COLDFIELD, B74 3AT***

**ACRES**  
*Collection*



# ***‘LUCIDA’, ROMAN ROAD, LITTLE ASTON PARK, B74 3AT ~ OFFERS AROUND £1,450,000***

This delightful, well presented and much improved, substantial Freehold detached family home is set upon a generous plot on a long private electric gated driveway off Roman Road, being within this highly regarded, sought after location amidst properties of a similar calibre. Complemented by gas central heating and recently renewed pvc double glazing (both where specified), the property also has the security of an alarm system. Set opposite open fields close to St Peter’s Church, the property is entered via a fully enclosed porch opening to a large welcoming reception hall, there is a spacious imposing rear lounge with feature fireplace, recently and comprehensively refitted breakfast kitchen having sitting area or space for dining table, together with a range of integrated appliances, in turn there is a utility room off; additionally there is the option of a dining/family room or fourth bedroom as preferred. There are three double bedrooms, the master suite has an en-suite shower room; there are stairs leading to the first floor where there is an optional dressing room/den in turn having further well appointed en-suite bathroom together with a large hobby/store room. There are two further double bedrooms, each with well appointed en-suite bath or shower room. The property has a double car garage with electric doors and mature rear garden with substantial timber built garden room/gym. All of which to fully appreciate, we highly recommend an internal inspection.

Twin electric gates, side lamp post and intercom give access via a substantial block paved driveway flanked by shrubs, bushes and trees. Access is gained to the accommodation via:

**CANOPY PORCH:** Having renewed multi locking twin doors opening to:

**FULLY ENCLOSED PORCH:** Renewed multi locking twin doors with obscure glazed insets opens to:

**WELCOMING RECEPTION HALL:** Double radiator, oak flooring.

**SUBSTANTIAL LOUNGE:** 23’10” max/17’10” min x 21’6” max/20’ min: Pvc double glazed square bay windows to rear with central double glazed double French doors opening to garden, two further double glazed windows to side, coal effect basket style living flame gas fire having feature pewter surround, black granite hearth and stone fireplace, double radiator, oak flooring.

**FITTED DINING KITCHEN:** 21’4” max/9’8” min x 16’4” max/11’3” min:

**KITCHEN AREA:** Pvc double glazed window to front, one and a half bowl sink unit inset into sweeping granite work surfaces with upstands, tiled splash backs and concealed down lighters over; there are a range of twin coloured high gloss handle less units to both base and wall level including pan drawer units, fitted gas hob having contemporary shaped extractor canopy over, Miele dishwasher, elevated electric wi-fi oven with heating drawer together with fitted microwave, three space breakfast bar opening to:

**DINING/FAMILY AREA:** Pvc double glazed window to front, further fitted units matching to kitchen comprising dresser style unit, two double radiators, tiled flooring.

**UTILITY ROOM:** 14’9” x 5’9” : Pvc double glazed window and door to side, double bowl stainless steel sink unit inset into sweeping granite work surfaces with tiled splash backs, fitted wall and base units, recesses for washing machine and dryer, double radiator, tiled flooring. Storage cupboard off.

**DINING ROOM-SNUG/BEDROOM FOUR:** 17’3” max/12’7” min x 10’5” : Pvc double glazed bay window to front, two double radiators, oak flooring.

**INNER HALLWAY:** Set off the reception hall; having double radiator, natural light tube, oak flooring.

**MASTER BEDROOM:** 19’6” max/16’4” min x 18’9” max/13’3” min: Deep pvc double glazed square bay window to rear with central double glazed double French doors opening to garden, double built in cupboard, two radiators, oak flooring.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle with glazed splash screens, bowl vanity wash hand basin with base unit beneath, low flushing wc, complementary tiling to walls and floor, chrome ladder style radiator, fitted mirror wall unit.

## **TENURE:**

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s Solicitor.)

## **COUNCIL TAX BAND:**

H.

## **FIXTURES & FITTINGS:**

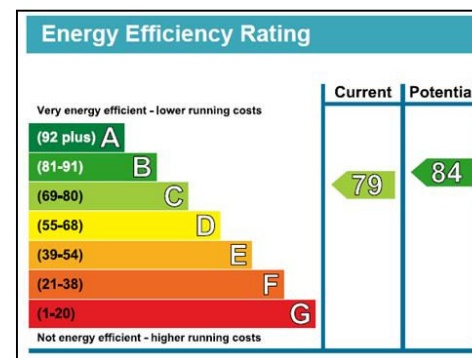
Fitted carpets are included within the sale.

## **VIEWING:**

Highly recommended via Acres on 0121 323 3088.

## **LOCATION :**

Set off Roman Road, opposite open fields by St Peter’s Church.



**STAIRS TO FIRST FLOOR DRESSING ROOM/DEN: 14'8" x 12'7" max/9'7" min:** Two double glazed windows to rear, radiator.

**EN-SUITE BATHROOM: 14'7" x 6'5":** Double glazed window to rear, well appointed white suite comprising free standing bath with mixer shower, enclosed double shower cubicle with glazed splash screens, wide wall hung wash hand basin with double base unit beneath, low flushing wc, radiator, chrome ladder style radiator, complementary tiling to walls and floor.

**HOBBY/STORE ROOM: 38' max/31'10" min x 8'6" (measured at floor level, having sloping ceilings):** Double glazed window to rear. **Plant Room Off:** having twin pressurized hot water cylinders.

**BEDROOM TWO: 17' x 14'10" max/13'1" min:** Pvc double glazed windows with central double glazed double French doors to rear garden, two double fitted wardrobes running to full width with sliding mirrored doors, double radiator.

**RENEWED EN-SUITE BATHROOM/GUESTS' WC: 9'7" x 8'4" (Being Jack & Jill style with door opening to main hallway providing guests' wc facilities.)** Pvc double glazed window to rear, matching white suite comprising deep bath, wall hung wide vanity wash hand basin with double base unit beneath, low flushing wc, chrome ladder style radiator, complementary tiling to walls and floor.

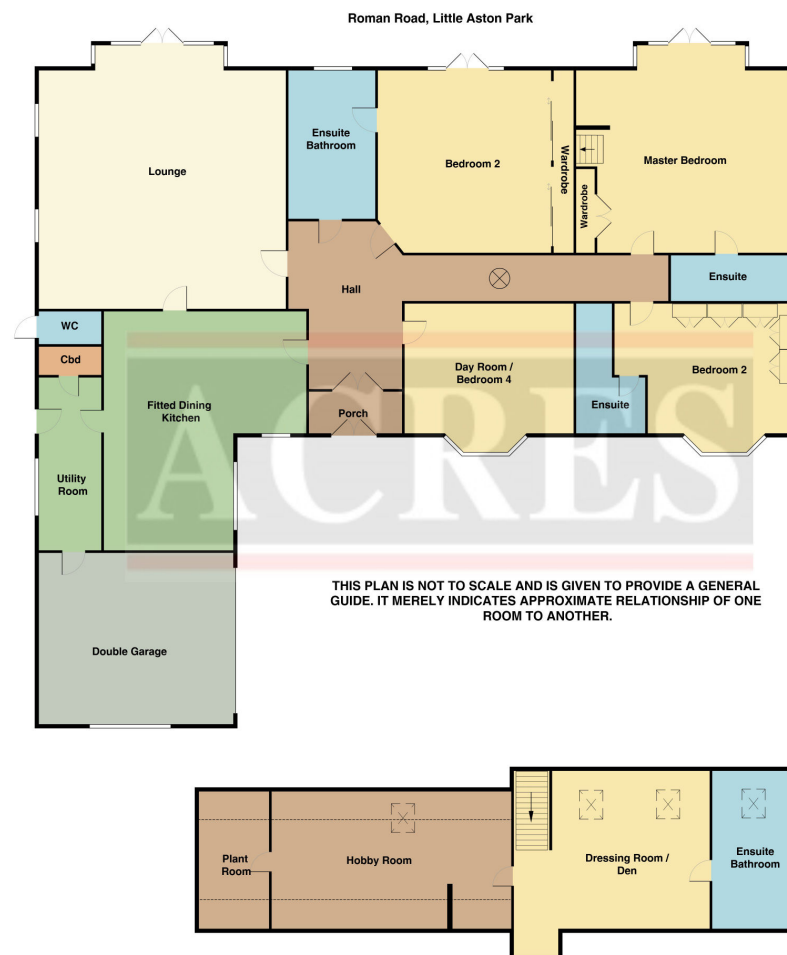
**BEDROOM THREE: 16'6" max/13'3" x 11'3" min x 12'6" max/10'6" min:** Pvc double glazed bay window to front, radiator, six double fitted wardrobes, oak flooring.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising large shower cubicle with glazed splash screen, wide wall hung vanity wash hand basin with double base unit beneath, low flushing wc, chrome ladder style radiator, contemporary tiling to walls and floor, fitted mirror wall unit with down lights.

**DOUBLE GARAGE: 17'6" x 14'7" (Please check the suitability of this garage for your own vehicle):** Remote controlled garage door, pvc double glazed window to side, radiator, tiled flooring, outside tap.

**OUTSIDE:** Full width paved patio area to a mature, private rear garden having lawns, fruit trees, shrubs and bushes together with laurel hedging and timber fencing. There are two substantial recently constructed timber garden rooms being approximately 17'4" x 10'9" and 15'9" x 12'4": both having double glazed windows, French doors to garden and internal power and light.

**GARDENER'S WC:** White suite comprising wash hand basin, low flushing wc, tiled flooring.



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