

NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

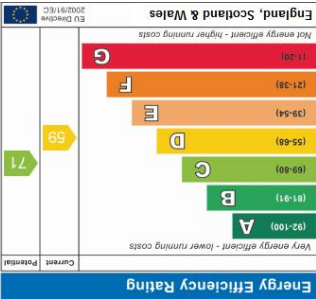
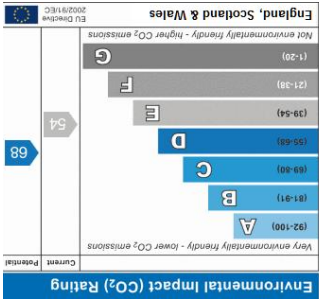
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property, Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Four Oaks | 0121 323 3323



- STUNNING DETACHED CHARACTER COTTAGE RETAINING PERIOD CHARM
- IMPROVED TO HIGH SPECIFICATION THROUGHOUT
- OFFERING NO UPWARD CHAIN



Aldridge Road, Little Aston, Sutton Coldfield, B74 3BQ

Offers Over £600,000



Property Description

****A STUNNING DETACHED CHARACTER COTTAGE RETAINING PERIOD CHARM AND HAVING BEEN IMPROVED TO A HIGH SPECIFICATION BY IT'S CURRENT OWNERS, THE PROPERTY OFFERS NO UPWARD CHAIN, DON'T MISS OUT ON THIS BEAUTIFUL HOME**** The accommodation offers a wealth of internal and outside space with some stunning features including Kardean flooring, ceiling beams, period style radiators, refitted high quality double glazed windows and briefly comprises; Entrance porch opening into hallway, main lounge with feature fireplace, dining room, snug/sitting room, spacious l-shaped fully equipped kitchen, modern refitted shower room/WC, on the first floor there are three double bedrooms, the master having a re-fitted white en-suite bathroom and dressing room which could easily be converted if preferred to a fourth bedroom. The property further benefits from having gas central heating and has a large side garage, car parking space and a mature private rear garden. The property offers great potential to extend the current living space subject to planning and building regulations being granted. The location is ideal and convenient and offers easy access to local shops, amenities, schools and transport links.

Set back from the roadway behind a multi vehicular driveway having shrubs and bushes, a multi locking front door with obscure double glazed inset opens into:-

PORCH Opening to:-

RECEPTION HALL AREA Having Kardean wood style flooring, stairs to first floor rooms and doors to dining room and snug/sitting room.

ATTRACTIVE LOUNGE 18' 10" x 10' (5.74m x 3.05m) Pvc double glazed windows to front and rear with double glazed French door to garden, deep recessed feature fireplace having central basket style coal effect living flame gas fire, two period style radiators and Kardean wood style flooring.

DINING ROOM 12' 3" x 9' 8" max 8' 6" min (3.73m x 2.95m max 2.59m min) Pvc double glazed window to front, period style radiator, fireplace having central electric log effect Stove fire and Kardean wood style flooring.

SNUG/SITTING ROOM 12' 9" x 9' 10" max 8' 4" min (3.89m x 3m max 2.54m min) Pvc double glazed window to front, period style radiator, rustic brick fireplace with herring bone brick chimney, fireplace recess with gas point, two raised side plinths with beams and Kardean wood style flooring.

FITTED KITCHEN 13' 03" x 12' 10" (4.04m x 3.91m) A fantastic open plan L-shaped kitchen fully equipped having a Pvc double glazed window and multi locking door to rear with double glazed inset, Belfast sink set into quartz work surfaces having base unit beneath and a further range of matching oak wall and base units, concealed dishwasher, fridge and freezer, Smeg Range style cooker with hob and matching extractor canopy over, further quartz work surfaces with concealed down lighters over, space for dresser unit or breakfast table, period style radiator, door to downstairs shower room/WC.

SHOWER ROOM/GUESTS' WC Pvc double glazed window to rear with fitted shutters, large shower cubicle with glazed splash screens, tall contemporary

wash hand basin, low flushing w.c, chrome ladder style radiator, linen cupboard.

STAIRS TO LANDING Pvc double glazed window to rear.

BEDROOM ONE 12' 3" x 10' (3.73m x 3.05m) Pvc double glazed window to front, period style radiator.

ENSUITE BATHROOM Double glazed Velux windows to either side, matching well appointed white suite comprising bath having shower over with glazed splash screen, his and hers vanity wash hand basins with base units beneath, low flushing w.c, tiled splash backs, chrome ladder style radiator, tiled floor.

DRESSING ROOM/BEDROOM FOUR 9' 10" x 8' 4" (3m x 2.54m) Pvc double glazed window to front, period style radiator, this room can be easily converted to a fourth bedroom.

BEDROOM TWO 13' x 10' max 9' min (3.96m x 3.05m max 2.74m min) Pvc double glazed window to front, period style radiator, double built in wardrobe/storage cupboard.

BEDROOM THREE 13' x 9' (3.96m x 2.74m) Pvc double glazed window to side, period style radiator.

LARGE SIDE GARAGE 17' 6" x 9' 7" (5.33m x 2.92m) Electric garage door, pvc double glazed window and door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Paved patio area to a delightful lawned rear garden with shaped borders, having a variety of shrubs, bushes and trees, providing a good degree of privacy, outside tap and wishing well styled small pond.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.