

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms
- Family bathroom with separate wc
- Attractive rear lounge overlooking garden, with Inglenook fireplace
- Snug/day room
- Dining room
- Breakfast kitchen
- Laundry area and separate wc
- Large garage with rear garden/hobby room
- Generous, mature, private, southerly rear garden
- No upward chain



***HARDWICK ROAD, LITTLE ASTON, B74 3BY - OFFERS AROUND £870,000***

This freehold detached family residence is set within the highly regarded and sought-after Little Aston area, ideally located just a short stroll from a range of shops, cafés and restaurants within Streetly Village, whilst the magnificent Sutton Park, offering approximately 2,400 acres of natural parkland with lakes, woodland and heathland, is close by. Set upon a generous, mature plot with an approximate southerly facing rear garden, this imposing home offers an excellent opportunity for purchasers seeking a property with great potential. Whilst already benefiting from gas central heating, partial double glazing and the added security of an alarm system, the property provides considerable scope for improvement, modernisation and possible enlargement (subject to any necessary permissions). The property benefits from a generous driveway and is entered via a welcoming reception hall. A spacious lounge with Inglenook fireplace overlooks the rear garden, there is a day room/snug, a dining room, breakfast kitchen, guest WC and laundry area. To the first floor there are four bedrooms, a family bathroom and separate wc. Set to the side of the property is a large garage, with rear hobby or garden room offering further versatility. Internal inspection is highly recommended in order to fully appreciate the spacious proportions and the potential it offers.

Set back from the roadway behind a multi-vehicular driveway flanked by mature hedges and bushes, access is gained to the accommodation via a door way having obscure glazed inset opening to:

**WELCOMING RECEPTION HALL:** Obscure leaded light glazed windows to fore, radiator.

**ATTRACTIVE LOUNGE:** 16'3" max / 9'8" min x 15'6" Pvc double glazed bay window to rear with double glazed French door opening to patio, Inglenook styled fireplace recess having leaded light pvc double glazed window to side, feature central Minster stone styled fireplace with inset coal effect fire, radiator.

**SNUG/DAY ROOM:** 13' max / 9'6" min x 12' Leaded light bay window to fore, further window to side, radiator, pebble style fireplace.

**DINING ROOM:** 13'4" x 10'10" Leaded light bay window to fore, double radiator.

**BREAKFAST KITCHEN:** 13' x 12'9" Two pvc double glazed windows to rear, double bowl sink unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated electric oven having separate grill, fitted hob, recess for dishwasher, central space for breakfast table, double radiator.

**LOBBY:** Accessing garage, recess off, plumbing for washing machine and rolled edge work top.

**GUESTS WC:** Obscure window to side, low level wc, wash hand basin.

**RETURN STAIRS TO LANDING:** Pvc double glazed window to fore, double radiator, linen cupboard.

**BEDROOM ONE:** 16'6" max / 11'9" min x 15'6" max / 12' min Pvc double glazed bay windows to rear and side, double and single fitted wardrobes, further fitted base and drawers units, dressing table, radiators.

**BEDROOM TWO:** 12' x 11' max / 9' min Pvc double glazed windows to front and side, double fitted wardrobe with storage cupboards over.

**BEDROOM THREE:** 10' x 9'4" max Pvc double glazed windows to rear and side, double fitted wardrobe with fitted base units and dressing table, radiator.

**BEDROOM FOUR:** 11' x 10 max Pvc double glazed windows to front and side, double fitted wardrobe with fitted base units, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching suite comprising bath, vanity wash hand basin with base unit beneath, separate shower cubicle, radiator, tiling to walls.

**SEPARATE WC:** Pvc double glazed obscure window to side, low flushing wc.

**LARGE SIDE GARAGE:** 24'5" x 9'3" Up and over door, obscure window to side, door to:

**REAR GARDEN/HOBBY ROOM:** 9'10" x 8'7" Pvc double glazed windows to side and rear with double glazed double doors to garden/patio.

**OUTSIDE:** Wide paved patio area to a generous, secluded rear garden, enclosed by mature shrubs, bushes and trees, having central lawn.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

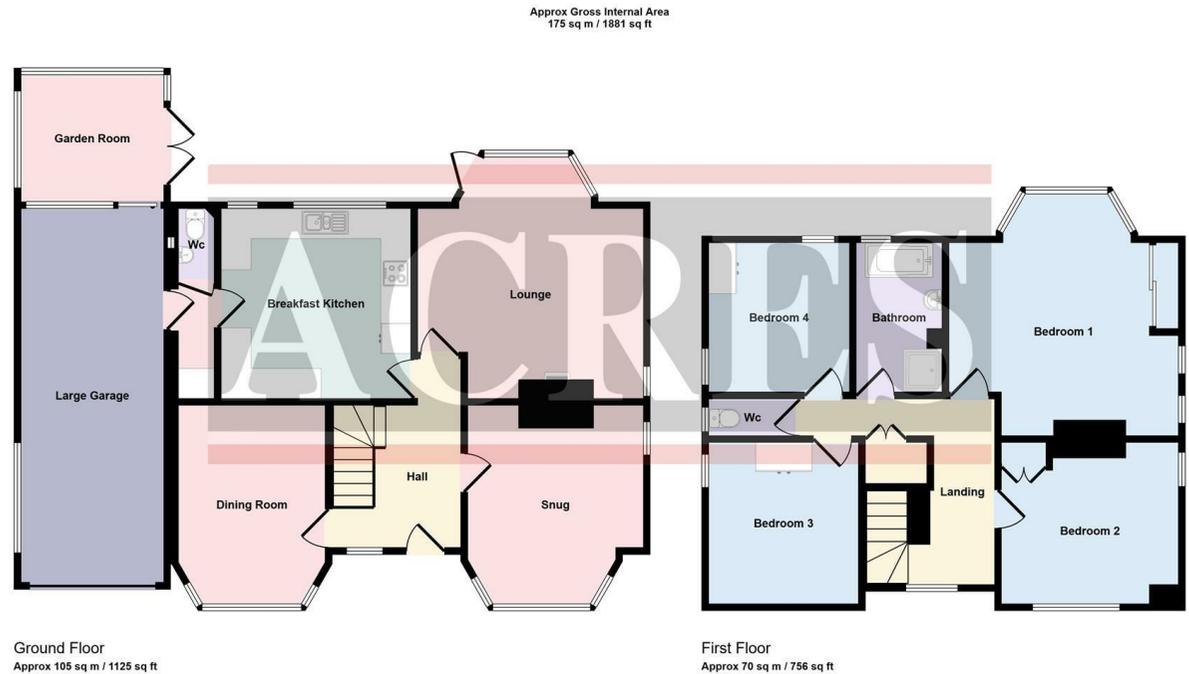


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** G                      **COUNCIL :** Lichfield

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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 may not look like the real items. Made with Made Snappy 360.

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.

