# OAK HOUSE TALBOT AVENUE, LITTLE ASTON PARK, B74 3DD

# Auction Guide £1,800,000

Occupying a generous plot on Talbot Avenue, Oak House is a picturesque family home, extensively renovated and refurbished to an exceptionally high standard throughout. Set behind electric security gates with convenient smartphone control, this impressive residence combines beautifully presented interiors with mature, manicured gardens extending to the front, side and rear. A welcoming front entrance hall is complemented by a separate side entrance hall with access to the utility, whilst the superb open-plan kitchen, dining and family living area forms the heart of the home. A large family lounge, separate dining room and games room provide outstanding space for relaxing and entertaining. Five double bedrooms are served by two en-suites, a family bathroom and a separate shower room, with a triple garage completing the accommodation. A must-view property to fully appreciate the quality, space and setting on offer.

Set behind remote controlled gates, there is a large, multi-vehicle driveway with fore garden having mature shrubs, bushes and trees, central pathway accesses the accommodation through three separate entrances, the main being via a feature solid wood front door with tiled flooring, rustic brick walls, glazed window to front, into:

RECEPTION HALL: Herringbone wooden flooring, useful storage cupboard, picture windows and doors to dining room, two period style radiators, doors radiate off to:

FAMILY LOUNGE: 20’11” max / 9’10” min x 19’5” max / 14’10” min Having glazed windows to front, side and rear, character rustic brick surround, glazed doors to rear, bespoke open fire grate with feature fire surround, two radiators, feature beams to ceiling, built-in storage, engineered wooden floor.

FORMAL DINING ROOM: 19’10” x 13’10” Glazed windows to front and side, serving hatch, herringbone wooden flooring, four radiators, feature panelling to walls.

SECONDARY RECEPTION HALLWAY: Feature multi-locking front door to side, obscure glazed window to side, panelling to walls, built-in storage cupboard, bespoke storage bench, marble effect flooring with under floor heating, doors to:

BEDROOM FIVE: 13’1” max / 11’ min x 10’9” Glazed windows to side and rear with character brick surrounds, built-in wardrobe, matching dressing table, engineered wooden flooring with under floor heating.

SHOWER ROOM: Obscure glazed window to side, double walk-in shower cubicle with glazed shower screen and twin shower sprays, granite work top with inset wash hand basin, low level wc, tiled walls and flooring, chrome ladder style radiator.

The Property Ombudsman

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INNER HALLWAY WITH GALLERIED LANDING: 11'6" x 8'9" max / 6'10" min Being open plan with gallery area having glazed balcony panel, inset gas fireplace, corner built-in storage, engineered wooden flooring with under floor heating, glazed door from hallway, leads into:

SUPERB, OPEN PLAN BREAKFAST KITCHEN: 39'5" max x 25'4" Double glazed sliding doors and windows to rear, roof lantern, double Belfast sink/drainer unit set into granite work surfaces, multi-level central island with marble effect granite work surfaces, further base units and breakfast bar with space for stools, there is a range of matching fitted units to both base and wall level including drawers, built-in larder units, marble effect splash backs, spaces for Range style cooker, dishwasher and American style fridge/freezer, built-in recessed window seating area/dining booth, space for 8 seater dining table and chairs, space for sofas, media wall, engineered wooden flooring throughout with under floor heating, leading into:

UTILITY ROOM: 19'1" max / 14'4" min x 8'6" Glazed window to side, stainless steel sink/drainer unit set into rolled edge work surfaces, space for AGA oven, plumbing and space for washing machine and tumble dryer, fitted base units, large pantry cupboard, space for additional American style fridge/freezer, tiled flooring, radiator.

SIDE LOBBY: Glazed door to rear, door to:

GAMES ROOM: 21'9" x 15'9" Glazed windows to side and rear, glazed door to side, engineered wooden flooring with under floor heating, feature panelling to walls.

BOILER / PLANT ROOM: To the rear of the property which comes with the addition of planning permission for a swimming pool and sauna.

GUESTS WC: High level wc, wash hand basin, ladder style radiator, mirrored brick tiled walls and panelling.

STAIRS TO GALLERIED LANDING: Glazed windows to front, useful storage cupboard, feature panelling to walls, period style radiator, glazed panels, space and fittings for large central chandelier.

BEDROOM ONE: 16'5" x 15'6" Glazed windows to front and side, two double built-in wardrobes, matching dressing table, further double built-in wardrobes and bedside units, sliding doors open to:

EN-SUITE: 14'8" x 3'2" Glazed window to rear, wash hand basin set into vanity unit with tiled storage/display ledge and fixed mirror, tiled walls and flooring, walk-in shower area with twin fixed shower heads and central floor drain, low level wc, ladder stye radiator.

TENURE: We have been informed by the vendor 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 Council: Lichfield

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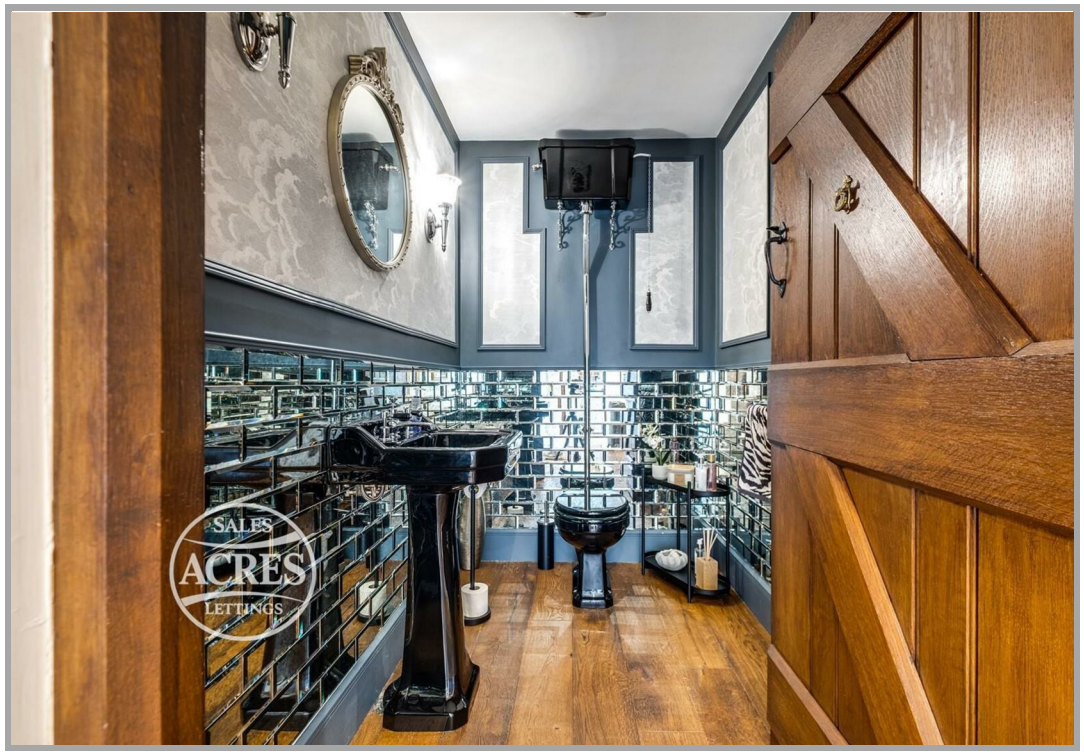
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BEDROOM TWO: 12'9" x 11'2" Double glazed window to rear with balcony overlooking rear garden, walk-in wardrobe/dressing area with made to measure wardrobes and dressing table, radiator, door to:

EN-SUITE: Obscure double glazed window to side, white suite comprising walk-in shower with feature tiled walls, low level wc, wash hand basin with vanity unit, tiled walls and floor, ladder style radiator.

BEDROOM THREE: 18'9" max / 17'2" min x 10'4" Two glazed windows to front, three double built-in wardrobes, matching dressing table, two radiators, wash hand basin with vanity unit.

BEDROOM FOUR: 19'10" x 13'9" Glazed windows to front and side, double built-in wardrobe, fitted shelving, matching desk and drawers, radiator.

FAMILY BATHROOM: 9'2" x 8'8" Glazed window to side, matching suite comprising bath with shower over, low level wc, wash hand basin with vanity unit below, tiled walls and floor, chrome ladder style radiator.

TRIPLE GARAGE: 31'9" x 20'3" Three electric up and over garage doors to front, two glazed windows to rear.

OUTSIDE: Superb, private rear garden has a wide paved patio area with lawns, pond with paved surround, mature shrubs, bushes and trees.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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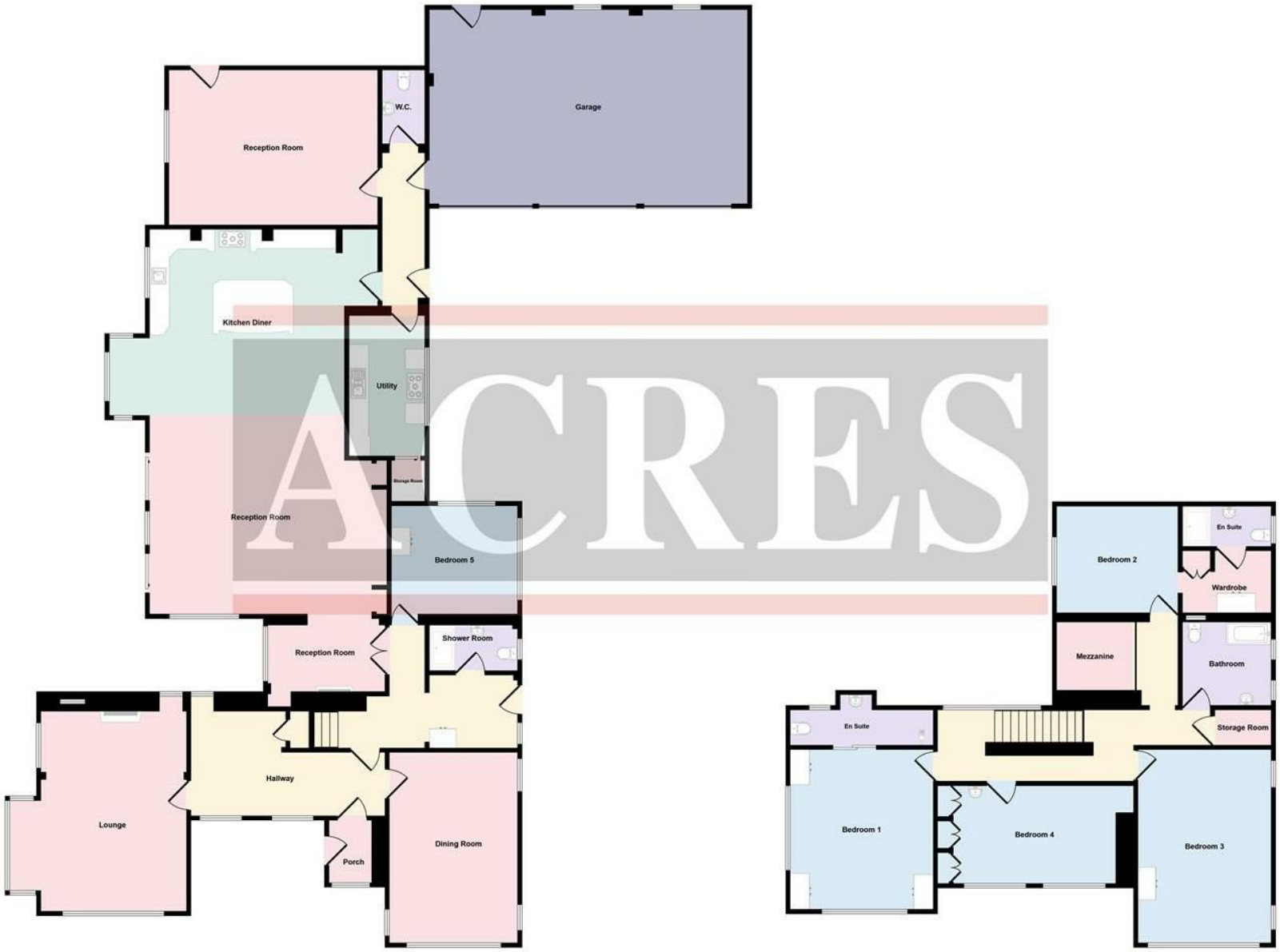
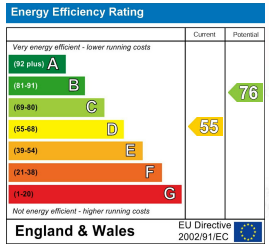
Approx Gross Internal Area
448 sq m / 4823 sq ft




Ground Floor
Approx 323 sq m / 3479 sq ft

First Floor
Approx 125 sq m / 1344 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 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.