ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- Spacious ground floor apartment
- Two good bedrooms
- Master with en-suite shower room
- Attractive spacious lounge
- Reception hall/open plan dining room
- Fitted breakfast kitchen
- Bathroom with white suite
- Carport and further parking space
- Private Patio
- Gated development





22 HARDWICK ROAD, LITTLE ASTON, B74 3BX - OFFERS AROUND £500,000

This delightful, spacious, ground floor apartment is set in an outstanding and exclusive, small, gated development off Hardwick Road and is therefore set within just a short stroll of Streetly Village together with Sutton Park. Complemented by double glazing and having gas central heating (both where specified) to fully appreciate the property on offer, it's true proportions and enviable location, we highly recommend an internal inspection. Briefly comprising welcoming reception hall combining dining area, attractive, spacious lounge, comprehensively fitted breakfast kitchen, large master bedroom having wardrobes and white en-suite shower room, bedroom two/sitting room, a well appointed main bathroom, private patio area overlooking substantial private gardens and covered parking area.

Set back from the roadway behind remote controlled electric gates with side intercom/door release, the tarmac driveway gives access to the parking area where the property has a covered carport and further parking space, additionally, there are mature shrubs, bushes and trees. Access is gained to the accommodation via:

RECESSED PORCH: Timber stained front door with leaded light glazed inset opens to:

ENTRANCE HALL: Double glazed window, oak floor, storage cupboards, front door opening to:

RECEPTION HALL/OPEN PLAN DINING ROOM: 18'9" max x 11'9" min x 14'8" max x 10'6" min Radiator with cover, space for table.

ATTRACTIVE SPACIOUS LOUNGE: 19'4" x 15'6" Double glazed windows to side and rear with central double glazed, double French doors opening to patio/gardens, coal effect electric fire set on a marble hearth having matching recess and fire surround, radiator with cover.

FITTED BREAKFAST KITCHEN: 16'3" x 9'10" plus door recess Double glazed windows to rear and side, one and half bowl stainless steel sink unit set into sweeping black granite worksurfaces having upstands, there is a comprehensive range of fitted units to both base and wall level including a pan draw unit, integrated fridge, freezer, dishwasher and washing machine, elevated stainless steel oven having separate grill with microwave above, hob having stainless steel extractor canopy over and tiled splashbacks, radiator with cover, space for breakfast table, space for dryer, tiled floor.

BEDROOM ONE: 18'6" x 11'10 plus door recess Double glazed window to rear, radiator with cover, double doors open to: Walk in wardrobe having hanging rails and storage draws. Airing cupboard off.

LARGE EN-SUITE SHOWER ROOM: 8'2" x 6'7" Double glazed window to front, well appointed white suite comprising wall hung wash hand basin with base unit beneath, low flushing w.c., walk in shower/wet area having glazed side splash screen, complementary tiling to walls and floor with floor drain, tall chrome ladder style radiator.

BEDROOM TWO/SITTING ROOM: 10'8" x 9'6" Double glazed window to rear, radiator with cover.

BATHROOM: Travertine stone tiling to walls and floor, matching white suite comprising bath, wash hand basin, low flushing w.c., chrome ladder style radiator.

OUTSIDE: Paved patio area set off the lounge, accessed via French doors, overlooking substantial, communal lawned garden flanked by mature shrubs, bushes and trees providing excellent privacy and a delightful aspect.

CAR PARKING/CARPORT: Set to the side having covered area for one car and further parking to fore. (Parking for two cars)





















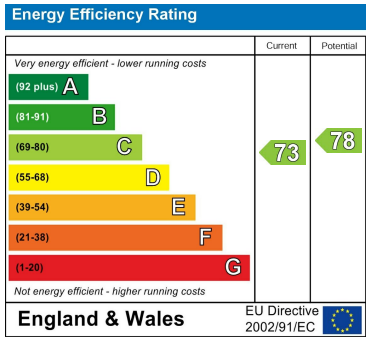
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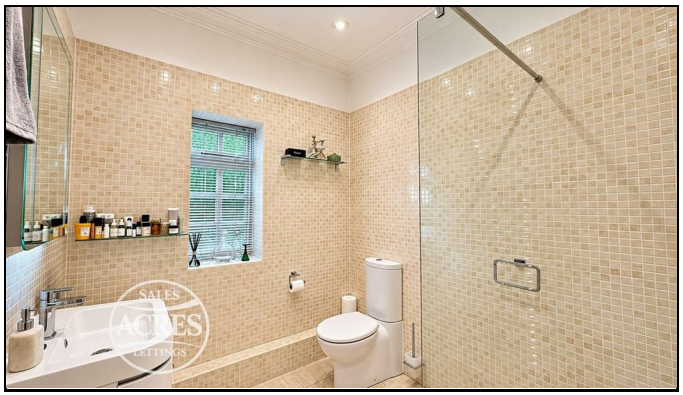
The Property Ombudsman

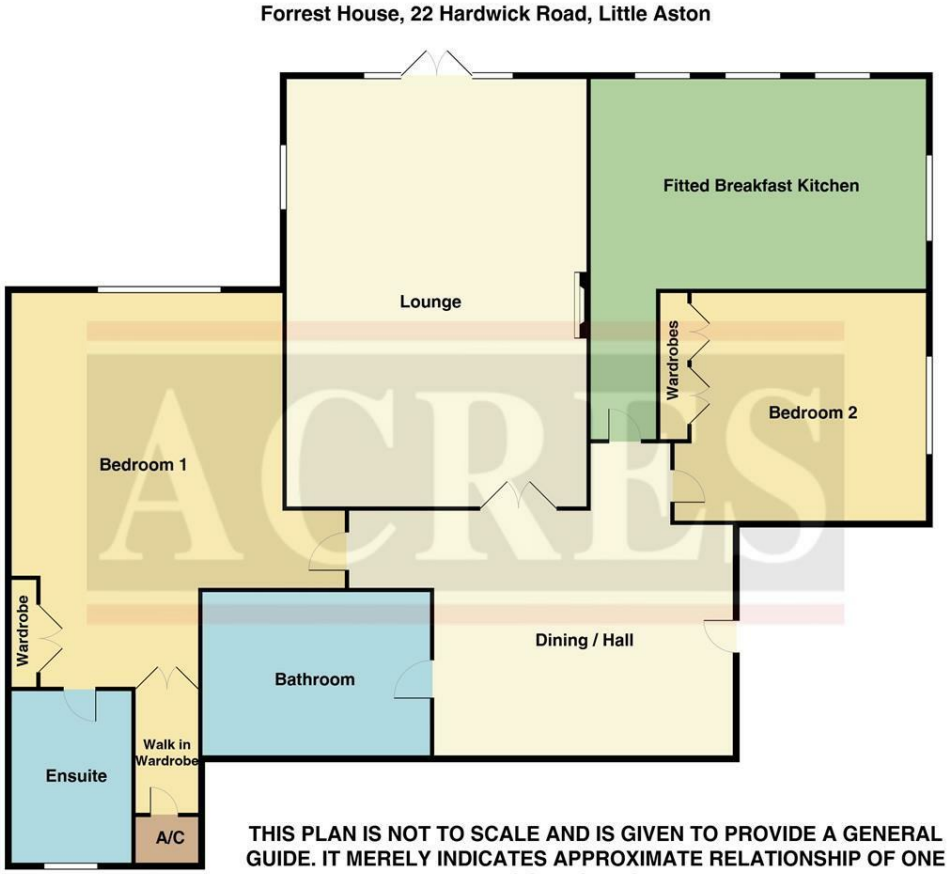
TENURE: We have been informed by the vendor that the property is Share of Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Lichfield

VIEWING: Highly recommended via Acres on 0121 323 3088







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.