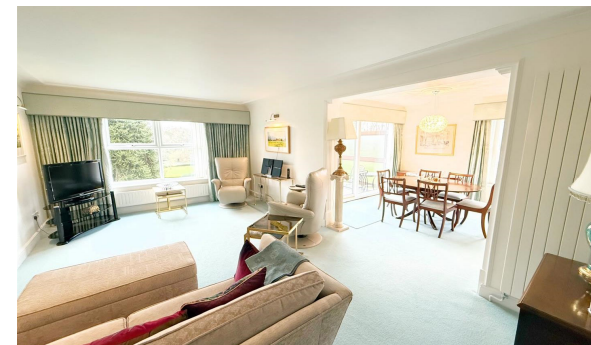


ACRES

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



- ◆ Third floor apartment
- ◆ Three bedrooms
- ◆ En-suite shower room
- ◆ Well appointed bathroom
- ◆ Imposing, spacious lounge with dining area
- ◆ Balcony overlooking picturesque, open aspect
- ◆ Fitted breakfast kitchen
- ◆ Double garage
- ◆ Desirable views & location
- ◆ Outstanding communal gardens & lake



20 LITTLE ASTON HALL, ALDRIDGE ROAD, LITTLE ASTON, B74 3BH - OFFERS AROUND £495,000

Set in this most prestigious location, amidst outstanding, substantial grounds, overlooking panoramic views over extensive gardens, this third floor apartment additionally offers views over a delightful lake and Little Aston Hall. The lakeside development is entered via gated driveway and the development benefits from the security of a video intercom system and the provision of pvc double glazing and gas central heating (both where specified). Access to the Cross City rail line is available at Four Oaks station together with a host of amenities, restaurants and shops at Mere Green. To fully appreciate the property on offer, its spacious proportions and enviable location, we highly recommend an internal inspection. Briefly comprising communal entrance hallway having lift and staircase to the third floor, welcoming reception hall, large lounge/dining area enjoying views over the gardens from balcony, fitted breakfast kitchen with a range of integrated appliances, three bedrooms, the master having fitted wardrobes and an en-suite shower room, well appointed family bathroom and a double garage with remote controlled doors.

Set off the main Aldridge Road, Little Aston Hall is accessed via an electric gated driveway opening to the development. Set behind a multi-vehicle tarmac driveway, there is a lawned fore garden and glazed door having side intercom/door release system opens to:

COMMUNAL ENTRANCE HALL: Stairs off and lift access to all floors, twin windows to fore, the property's front door opens to:

RECEPTION HALLWAY: Multi-locking front door with three useful storage cupboards, radiator, glazed door opens to:

LOUNGE: 20'7" x 11'11" Pvc double glazed windows to rear, feature fireplace with marble surround, radiator, modern vertical radiator, leading to:

DINING AREA: 13'1" x 9'1" Pvc double glazed window to side, pvc double glazed sliding doors to balcony, space for six seater dining table and chairs, dresser unit, modern radiator.

BALCONY: Glazed balcony with tiled floor overlooking picturesque gardens

FITTED BREAKFAST KITCHEN: 19'1" x 9'8" Pvc double glazed windows to front and side, one and a half bowl sink/drainage unit set into granite work surfaces, there is a range of high gloss, soft close units fitted to both base and wall level including pan drawers and pull out storage, integrated oven, grill and microwave, four ring hob with extractor canopy above, contemporary splash backs, spaces for water softener, fridge/freezer, tumble dryer, washing machine and dishwasher, breakfast bar for two stools, separate storage with further work space and work surfaces, wood effect flooring, radiator.

BEDROOM ONE: 19'5" max / 11' min x 11'11" Pvc double glazed window to rear, two double and one single built-in wardrobes, space for matching dressing tables and bedside units, radiator.

EN-SUITE SHOWER ROOM: 8'8" x 6'4" White suite comprising double shower cubicle with glazed splash screens, tiled splash backs with useful storage/display ledge, fully tiled walls, wall mounted cupboard, wash hand basin with vanity unit below, low level wc, further storage shelving, ladder style radiator, tiled floor.

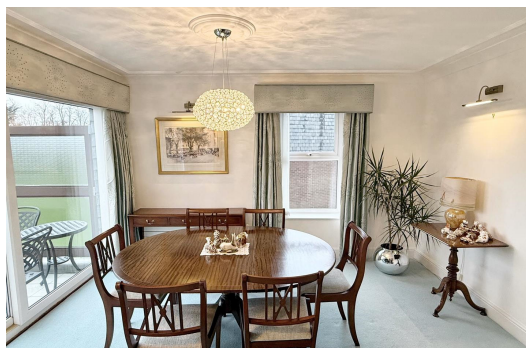
BEDROOM TWO: 10'11" x 9'11" Pvc double glazed window to front, radiator.

BEDROOM THREE: 9'10" x 6'9" Pvc double glazed window to front, built-in storage unit, built-in wall mounted shelving, built-in desk, radiator.

BATHROOM: 9'1" x 6'8" White suite comprising bath with shower over, folding glazed splash screen, low level wc, wash hand basin, marble effect tiled walls and flooring, chrome ladder style radiator.

DOUBLE GARAGE: 32'2" x 10' Obscure glazed window to rear, Belfast sink with storage space, remote controlled up and over door (**Please check the suitability of this garage for your own vehicle**).

OUTSIDE: To the rear of the property are extensive communal lawned garden with mature shrubs, bushes and trees, walkways and seating areas, in turn leading to an expansive lake, which provides a delightful, relaxing area and vista.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE: We have been informed by the vendor that the property is leasehold having a substantial term remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser’s Solicitor)

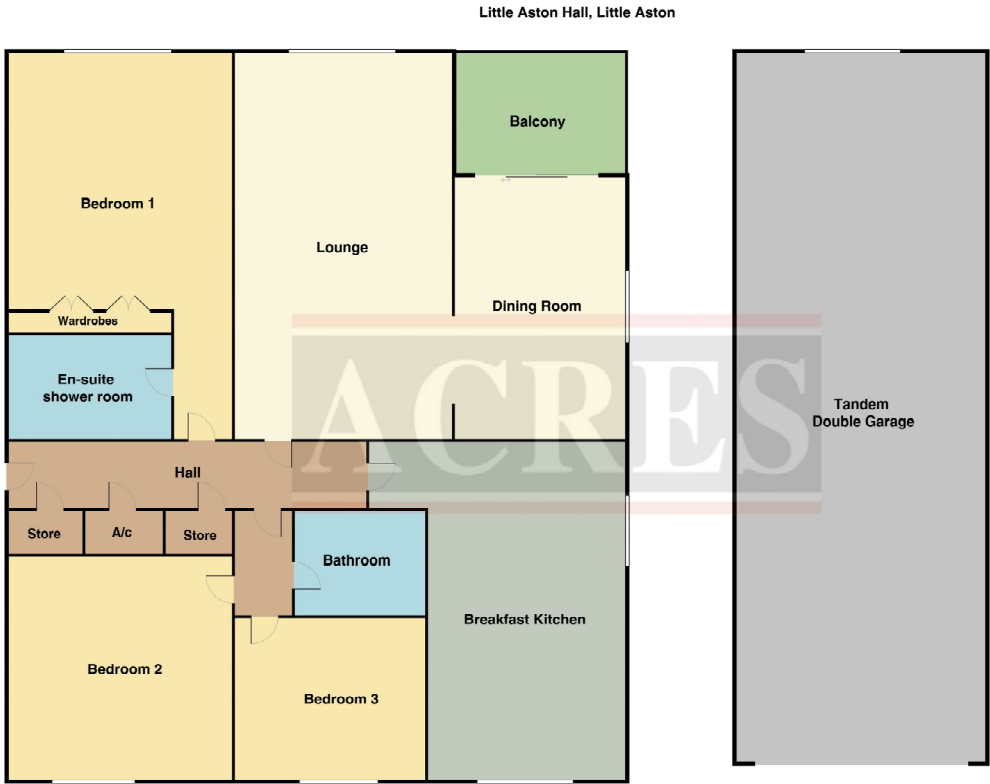
COUNCIL TAX BAND: G

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Aldridge Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.