



THE SQUIRRELS, TALBOT AVENUE, LITTLE ASTON, B74 3DD

OFFERS AROUND - £1,150,000

This most attractive, imposing, spacious, freehold, detached family home, is set in a prime, well regarded and highly sought after location, just a short distance from Streetly Village, with an array of facilities and amenities including restaurants, cafes and shops. Offering gas central heating and double glazing (both where specified) and occupies a corner position on this prestigious estate in Little Aston.

This substantial, well presented family home, briefly comprises of welcoming reception hall, study, lounge, separate dining room with Inglenook fireplace overlooking the rear garden, fitted breakfast kitchen with separate laundry room, cloakroom and guests wc. To the first floor there are three double bedrooms, the master having an en-suite bathroom, two further well appointed bathrooms and balcony to front. Additionally the property benefits from a double garage and a private mature, well stocked rear garden with summerhouse.

Having the potential for further development/alteration (subject to necessary planning permissions/regulations) and a part exchange considered, to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway on a sweeping corner plot, behind a multi-vehicular in 'n' out driveway, there is a fore garden and access to the property is gained via a:

RECESSED PORCH: Tiled floor, pillars to both sides opening to:

WELCOMING RECEPTION HALLWAY: Obscure glazed window to front, solid multi-locking front door, offering stairs to first floor, radiator, doors to:

STUDY: 13'4" x 7'11" Pvc double glazed box window to front, radiator.

GUESTS WC: Obscure double window to side, low level wc, wash hand basin with part tiled walls, tiled flooring, radiator.



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



INNER HALLWAY: Obscure glazed door to utility, tiled floor, cloaks cupboard.

SIDE UTILITY: Obscure glazed doors to front and rear, stainless steel sink set into rolled edge work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled flooring, part tiled walls and splash backs.

DINING ROOM: 14'11" x 12'2" Pvc double glazed windows to front and side, coal effect feature fireplace with brick effect surround, two radiators.

REAR LOUNGE: 20'7" x 15'1" max / 12'1" min Pvc double glazed windows to rear, French doors to rear, two pvc double glazed windows to side, Inglenook feature fireplace with coal effect and stone hearth and surround, obscure glazed doors to lounge, radiator.

BREAKFAST KITCHEN: 17'8" x 17' Pvc double glazed windows and door to rear with one and a half bowl sink/drainers unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units to both base and wall level with a variety of drawers, fitted dresser unit, Range style cooker, integrated appliances including fridge/freezer and dishwasher, space for breakfast table, character/feature exposed beams, tiled flooring and part tiled walls, being open plan to provide a perfect example of modern day living.

STAIRS TO FIRST FLOOR LANDING: Pvc double glazed windows to front balcony which overlooks fore garden, galleried landing with radiator, doors to:

MASTER BEDROOM: 16'1" x 10'2" Pvc double glazed bay window to rear, radiator, door to:

EN-SUITE BATHROOM: 13'11" x 7'4" Obscure pvc double glazed window to rear, white suite comprising corner bath with shower spray and tiled splash backs, enclosed shower cubicle with glazed screen and door, wash hand basin, low level wc, part tiled walls, radiator.



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.





BEDROOM TWO: 18'11" x 12'2" Pvc double glazed bay window to front and pvc doubled glazed window to side, radiator.

BEDROOM THREE: 16'10" x 12'2" Pvc double glazed window to rear, radiator.

BATHROOM ONE: 10'9" x 8'3" Two obscure pvc double glazed windows to side, white suite comprising of walk-in shower cubicle with glazed screen, corner bath, wash hand basin, low level wc, bidet, part tiled walls, tile effect flooring, radiator.

BATHROOM TWO: 8'4" x 7'11" Pvc double glazed window with small bay to front, suite comprising bath with shower spray, low level wc, wash hand basin,, two display/storage cabinets, part tiled walls, radiator.

DETACHED DOUBLE GARAGE: 20' x 19'9" Two separate electric up and over garage doors, double glazed window and obscure glazed door to rear, built-in storage cabinets, access to loft (**Please check the suitability of this garage for your own vehicle**)

OUTSIDE: Being well stocked and tended with raised decking area leading to lawn with borders having a variety of mature shrubs, bushes and trees, dwarf wall, timber shed.

Condition of purchase : A purchase fee of 1.5% plus VAT, of the selling price, is payable by the purchaser and will be a condition of the sale contract. Upon completion the purchase fee is to be transferred with completion monies to the seller's lawyers. This purchase fee, is to be transferred to the estate agents electronically by the seller's lawyers prior to keys being released.

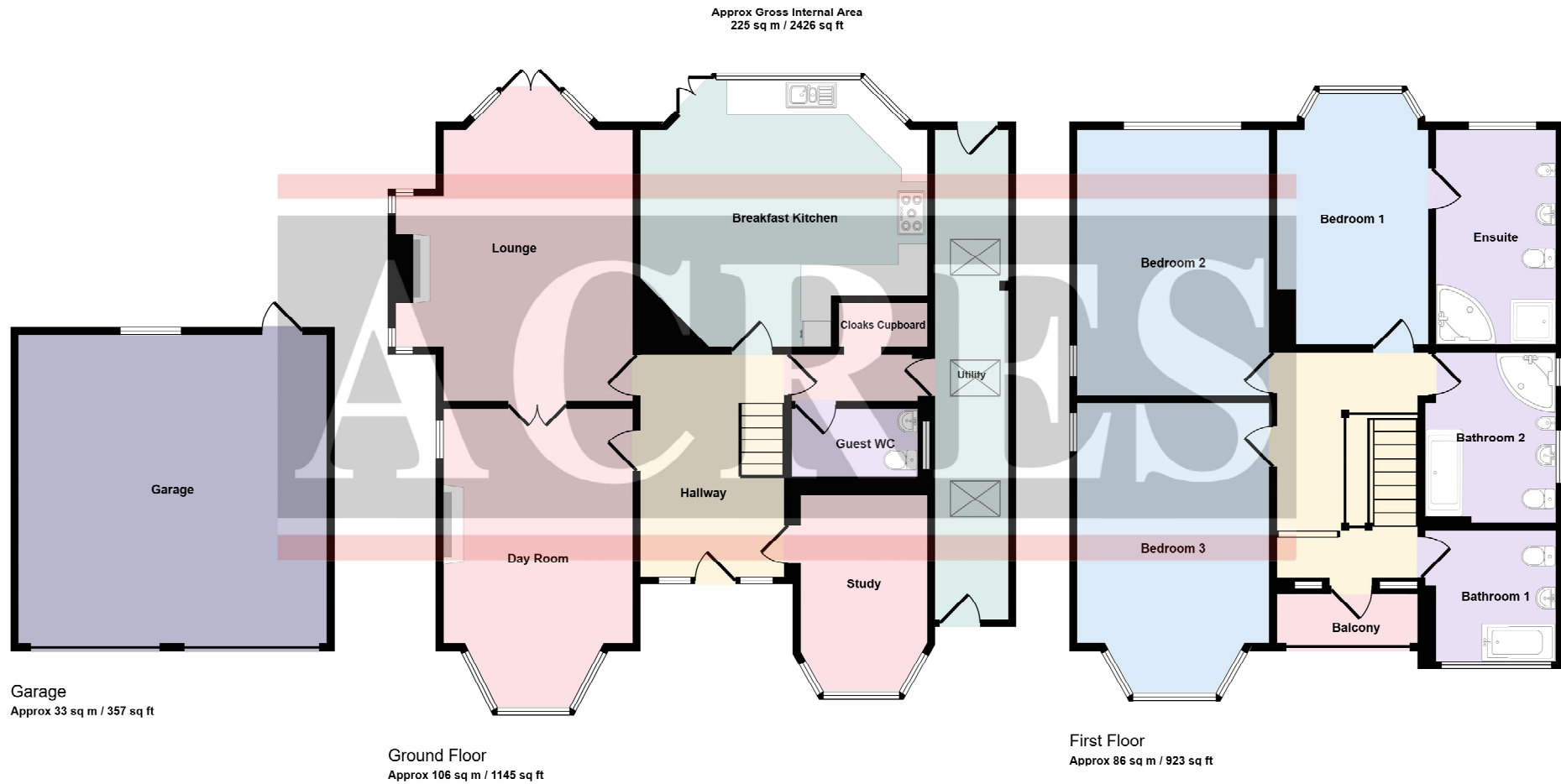


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Council Tax Band: G





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.