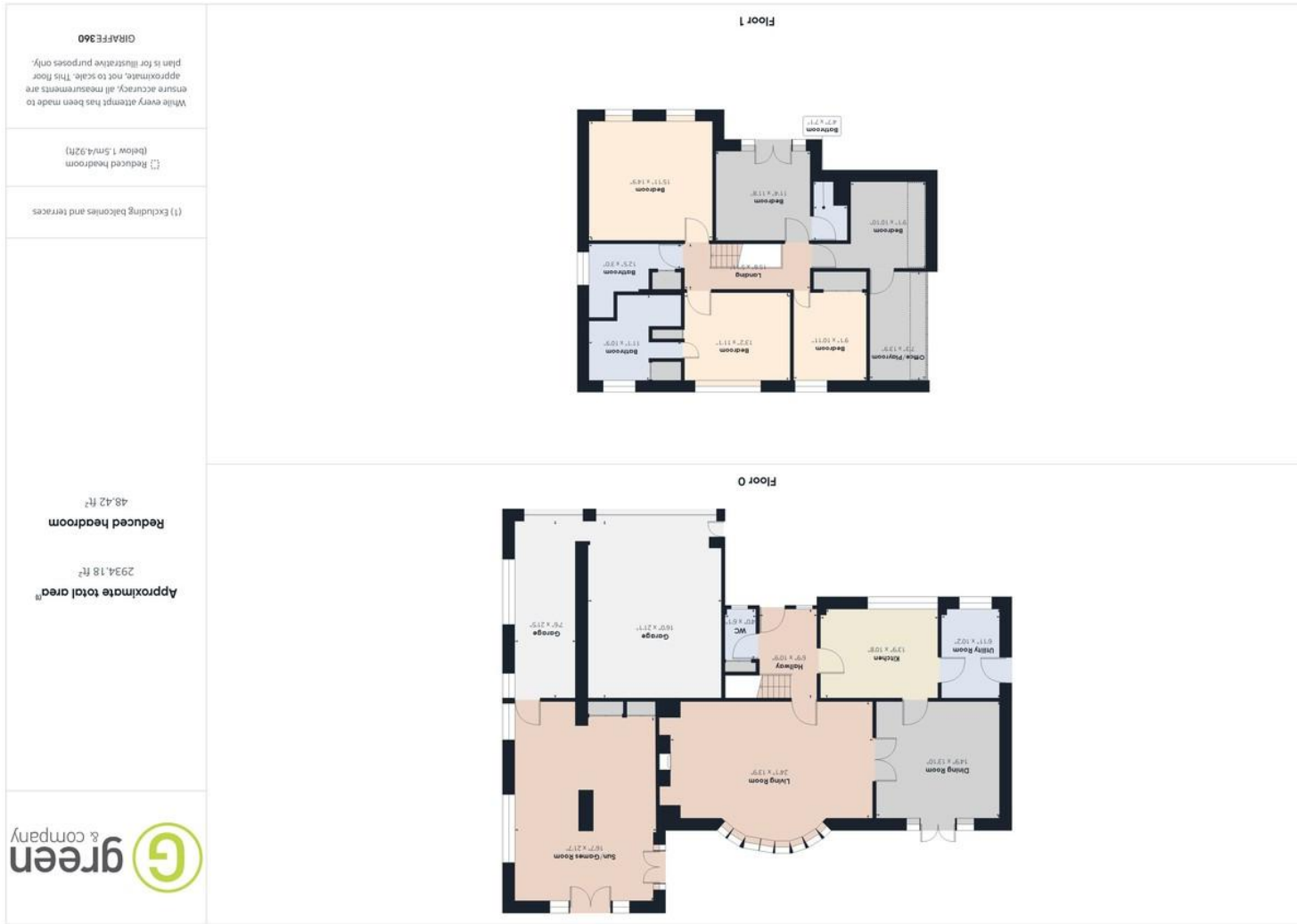


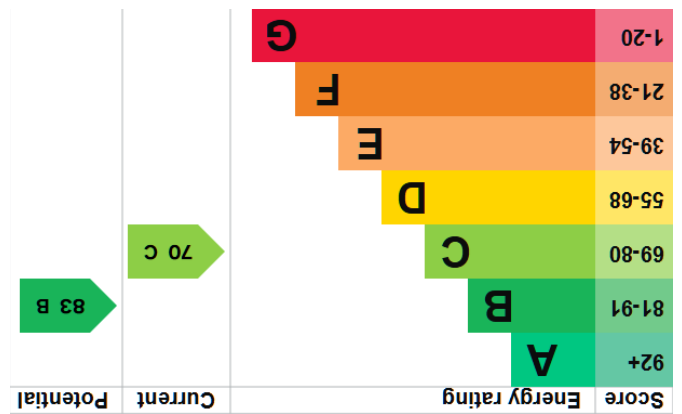
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. (1) Excluding balconies and terraces. (Below 1.5m x 4.2m) Reduced bedroom 48.42 ft² Approximate total area 2934.18 ft²



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



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- 5 Bedroom Executive Detached Family Home
- Exclusive Little Aston Park
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen & Utility Room
- Sun Room/Gymnasium

Roman Lane, Little Aston Park, Sutton Coldfield, B74 3AE

Offers In Region Of £1,500,000



Property Description

"Malagar" offers the opportunity to acquire a superb family residence occupying a delightful secluded location in Little Aston Park, rightly regarded as one of the regions finest residential areas. All amenities are accessible including local shops at S Treetly Village (which can be accessed via a footpath off Roman Lane), Blake Street and Walsall Road, schools for all ages and numerous recreational facilities including the nearby historic Sutton Park. Approached via a deep driveway with further parking for a caravan/motorhome/boat, the home is entered via an enclosed porch leading to a hallway with guest WC, a beautiful formal lounge with a picture window overlooking the landscaped garden, a separate dining room, fitted kitchen and utility room, an additional garden/sun room offers a multitude of uses, on the first floor there are 5 bedrooms, two with en suite facilities and a family bathroom. To complete this lovely home there is a triple garage, however garage three is a workshop/store and landscaped gardens within approximately 1/3rd of an acre.

Homes of this size and standard within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH Having a tiled floor, decorative archway, a door in to the garage and a door to the hallway.

HALLWAY Having a staircase rising to the first floor, coving, radiator and doors to:

GUEST WC AND CLOAKROOM To include a matching suite with integrated vanity storage to include a wash hand basin and WC, tiled flooring, heated towel rail and front facing window.

FORMAL LOUNGE 24' 1" x 13' 9" (7.34m x 4.19m) A large formal lounge with a full height bow window overlooking the landscaped rear garden, a feature fireplace as the focal point in Portuguese limestone, coving, 3 radiators and double doors to the dining room.

DINING ROOM 14' 9" x 13' 10" (4.5m x 4.22m) Having patio doors to the rear garden, 2 radiators, coving and a door to the kitchen.

FITTED KITCHEN 14' 9" x 13' 10" (4.5m x 4.22m) To include a stylish range of matching wall and base mounted units with complementing granite work surfaces over, integrated double oven and warming drawer, integrated microwave, induction hob and extractor fan over, integrated fridge and freezer, integrated dishwasher, breakfast bar, sink and drainer unit, under cupboard and plinth down lighting, radiator, window to front, a door to the hallway, a door to the dining room and a door to the utility room.

UTILITY ROOM 6' 11" x 10' 2" (2.11m x 3.1m) Including a further range of matching wall and base mounted units, space and plumbing for white goods, sink and drainer unit, a front facing window and a door to the side.

SUN ROOM / GAMES ROOM 16' 7" x 21' 7" (5.05m x 6.58m) Accessed via the rear garden this room offers a multitude of uses including a sun room, games room or gymnasium with patio doors to two sides, tiled flooring and a door to the garage.

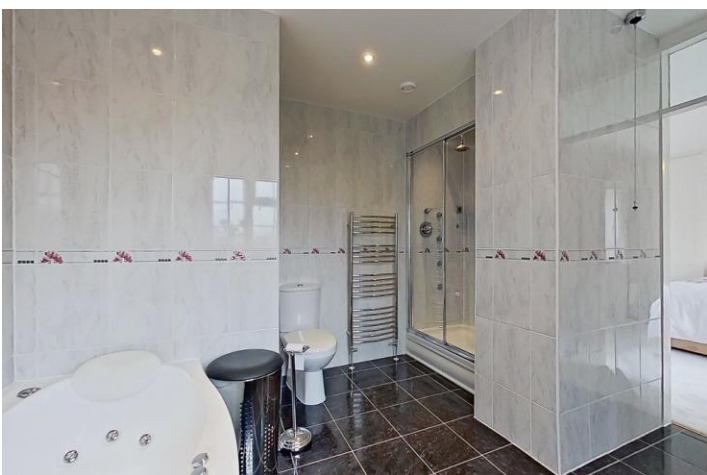
From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM ONE 15' 11" x 14' 9" (4.85m x 4.5m) A large bedroom with a range of fitted wardrobes with shelving, hanging and storage space, display units with down lighting, dressing table, two front facing windows and two radiators.

BEDROOM TWO 13' 2" x 11' 11" (4.01m x 3.63m) A further double bedroom with built in wardrobes and storage, a rear facing window, radiator and a door to the en suite bathroom.

EN SUITE BATHROOM A luxury white suite with an oversized Jacuzzi bath and separate double walk in shower cubicle with steamer facility, wash hand basin with integrated vanity storage beneath, low level WC, fully tiled walls and floors, 2 heated towel rails and a rear facing window.

BEDROOM THREE 11' 4" x 11' 8" (3.45m x 3.56m) A lovely bedroom with a balcony to the front with patio doors, built in wardrobes with shelving and hanging space, radiator and a door to the en suite shower room.



EN SUITE SHOWER ROOM To include a fully enclosed shower cubicle, Corian wash hand basin with vanity storage beneath, down lighting and heated towel rail

BEDROOM FOUR 9' 1" x 10' 9" (2.77m x 3.28m) Having radiator, window to rear and built-in wardrobes.

BEDROOM FIVE 9' 2" x 10' 10" (2.79m x 3.3m) Currently used as a sitting room with excellent eaves storage, a Velux window to the side allowing natural light, radiator and door to:

NURSERY/OFFICE/DRESSING ROOM 7' 3" x 13' 9" (2.21m x 4.19m) A further room offering a multitude of uses with eaves storage, currently used as craft room with a side Velux window and radiator.

GARAGE 16' x 21' 11" (4.88m x 6.68m) plus 7' 6" x 21' 5"
Electric roller shutter doors and water softener system located in the garage.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

This wonderful home sits in well stocked grounds of approx. 1/3rd acre.

AGENTS NOTE There is CCTV at the property.

AGENTS NOTE There is an annual service charge of £600 per annum payable to "Claverdon Park" as it is part of a private estate.

Council Tax Band G - Lichfield District Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three and O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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