





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

Second Floor



First Floor



Ground Floor



Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Sollcitor or License Conveyor. *Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations

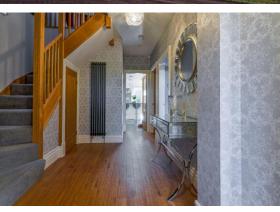
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Four Oaks | 0121 323 3323







- Substantial, beautifully presented detached family
- Extended accommodation over three floors
- Overlooking Aston Wood golf course to the front
- Absolutely stunning





















Property Description

THE PROPERTY Stunning detached family home situated in this sought after locality, overlooking Aston Wood golf course to the front elevation. This superb property has been significantly extended and has accommodation over three floors including entrance vestibule, reception hall, bay windowed front sitting room, fabulous living/dining kitchen, utility room and garden room. Over the upper two floors there are six bedrooms (two being en-suite) and two bathrooms. Externally there is a gated access driveway providing off road parking and leading through to the Integral tandem double garage. To the rear a private enclosed garden.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE Accessed via a uPVC framed double glazed entrance door. Double doors opening to the reception hall.

RECEPTION HALL With oak stairs rising to the first floor, under stairs storage cupboard, cloaks cupboard, vertical wall mounted central heating radiator, Karndean flooring.

GUEST CLOAKROOM Comprising a suite in white of wash hand basin, with storage beneath, W.C. Opaque double glazed window to the front elevation, central heating radiator. Karndean flooring.

FRONT SITTING ROOM 13' 9" to bay \times 11' 11" (4.19m to bay \times 3.63m) With leaded double glazed bay window to the front elevation, central heating radiator, central feature fire place with cast iron inset, oak mantel, incorporating a living flame gas fire.

LIVING/DINING KITCHEN 22' 11" \times 21' 4" (6.99m \times 6.5m) This stunning space is ideal for the family purchaser. The kitchen includes an extensive range of units providing ample work surface, storage and appliance space. Space for a Range cooker with extractor hood over, integrated dishwasher, fridge and freezer. Central work station including an inset one and a quarter bowl sink unit and wine cooler. Space for a dining table and furniture, log burning stove, Porcelanosa floor tiles, under floor heating and bi-fold doors opening to the rear garden.

UTILITY ROOM 7" 1" x 5' 11" (2.16m x 1.8m) With plumbing for washing machine, circular inset sink unit, tiled floor.

GARDEN ROOM 13' 4" x 8' 11" ($4.06m \times 2.72m$) A delightful addition to the property, with double glazed picture window overlooking the garden, roof light with blind, underfloor heating, bi-fold doors opening to the side elevation.

REAR LOBBY With double glazed door opening to the rear garden, underfloor heating.

GUEST CLOAKROOM TWO Comprising a suite in white of wash hand basin with storage beneath, W.C. Part tiled walls.

FIRST FLOOR

GALLERIED LANDING With leaded double glazed window to the front elevation. Vertical wall mounted central heating boiler. Storage cupboard.

MASTER BEDROOM 13' 9" to bay x 11' 8" (4.19m to bay x 3.56m) With leaded double glazed window to the front elevation, enjoying views over the golf course. Central heating radiator.

EN-SUITE BATHROOM Comprising a suite of panelled bath with shower attachment off the mixer tap, twin bowl sink units with mixer tap over, W.C. Central heating radiator, fitted mirror with lights over, Keylite roof light.

DRESSING ROOM 11 $^{\rm I}$ 11 $^{\rm II}$ x 4 $^{\rm I}$ 3 $^{\rm II}$ (3.63m x 1.3m) With a range of mirrored wardrobes. Central heating radiator.

BEDROOM TWO 14' $8"\times 9'$ 2" (4.47m \times 2.79m) With double glazed window to the rear elevation. Central heating radiator.

 $\hbox{EN-SUITE BATHROOM Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and W.C. Chrome heated towel rail.}$

BEDROOM THREE 13' $11" \times 11'$ 9" (4.24m x 3.58m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM FOUR 9' 11" \times 6' 11" (3.02m \times 2.11m) With leaded double glazed window to the front elevation, central heating radiator, wardrobe.

LUXURY BATHROOM Comprising a suite in white of bath on an elevated base with free standing mixer tap, wash hand basin with cupboard beneath, W.C. . Walk in cubicle housing the mains fed shower. Vertical wall mounted central heating boiler. Opaque double glazed window to the rear elevation. Tiled floor.

SECOND FLOOR

LANDING With roof light, storage cupboard, central heating radiator.

BEDROOM FIVE 14' \times 13' 10" (4.27m \times 4.22m) Narrowing to 11' 4". With two Velux roof lights, central heating radiator.

BEDROOM SIX 11' 4" \times 8' 4" (3.45m \times 2.54m) With double glazed window to the side and front elevations. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with shower attachment off the miver tan wash band basin and W.C. Roof light

mixer tap, wash hand basin and W.C. Roof light.

OUTSIDE The property has gated access through to the front drive which provides off road

parking which leads through to the TANDEM DOUBLE GARAGE. To the rear is an enclosed garden, which is laid majority to lawn and includes a patio and brick built garden room. To the outside there is an electric plug socket and hot and cold taps to the front.

The Rear garden also has an electric plug socket and hot and cold taps with a Belfast sink behind the garden room.

TANDEM DOUBLE GARAGE Not measured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Lichfield Borough Council 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.

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. WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323