

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

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Four Oaks | 0121 323 3323



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



43 Little Aston Lane, Four Oaks, Sutton Coldfield, B74 3UA

Offers In Excess Of  
£800,000





## 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 x 11' 11" (4.19m to bay x 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" x 21' 4" (6.99m x 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 x 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' 11" x 4' 3" (3.63m x 1.3m) With a range of mirrored wardrobes. Central heating radiator.

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

**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" x 11' 9" (4.24m x 3.58m) With double glazed window to the rear elevation. Central heating radiator.

**BEDROOM FOUR** 9' 11" x 6' 11" (3.02m x 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' x 13' 10" (4.27m x 4.22m) Narrowing to 11' 4". With two Velux roof lights, central heating radiator.

**BEDROOM SIX** 11' 4" x 8' 4" (3.45m x 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 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.

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