



Forge Lane, Little Aston
Sutton Coldfield, B74 3BE

Guide Price £370,000

Located in the heart of Little Aston village, this home creates a superb opportunity to purchase within this desirable location, whilst continuing to offer fantastic future potential if desired.

The property is set back behind a spacious front garden, offering plenty off road parking. The living room enjoys an open brick fireplace and French doors that open up into the garden. The Dining Room, also with a door to the rear garden houses a screened off shower area and central heating boiler and completing the ground floor is the kitchen with modern range of units and integrated appliances.

As you venture upstairs, the three bedrooms all enjoy a wealth of natural light, and a bathroom with a separate WC complete the accommodation.

Outside to the rear, the South East facing garden enjoys a gated paved patio with astro turf to the side and lawn beyond.

This traditionally styled family residence occupies a very sought after location close to open countryside yet convenient for all amenities which include the highly regarded Little Aston Primary School, and the very popular Recreational Ground.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Lichfield Council.

Services Connected: Yes.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
5.41m (17'9") x 2.91m (9'7") max

Kitchen
5.41m (17'9") x 2.84m (9'4")

Dining Room
3.81m (12'6") x 2.49m (8'2")

Landing

Bedroom 1
3.84m (12'7") x 2.00m (6'7")

Bedroom 2
2.90m (9'6") x 2.00m (6'7")

Bedroom 3
2.62m (8'7") x 2.36m (7'9")

WC

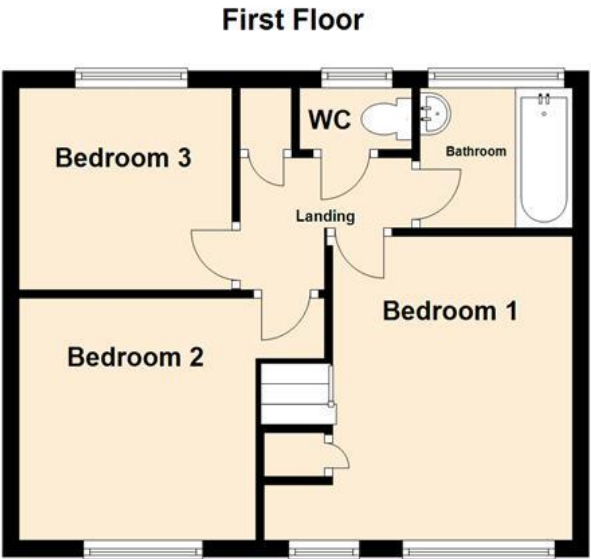
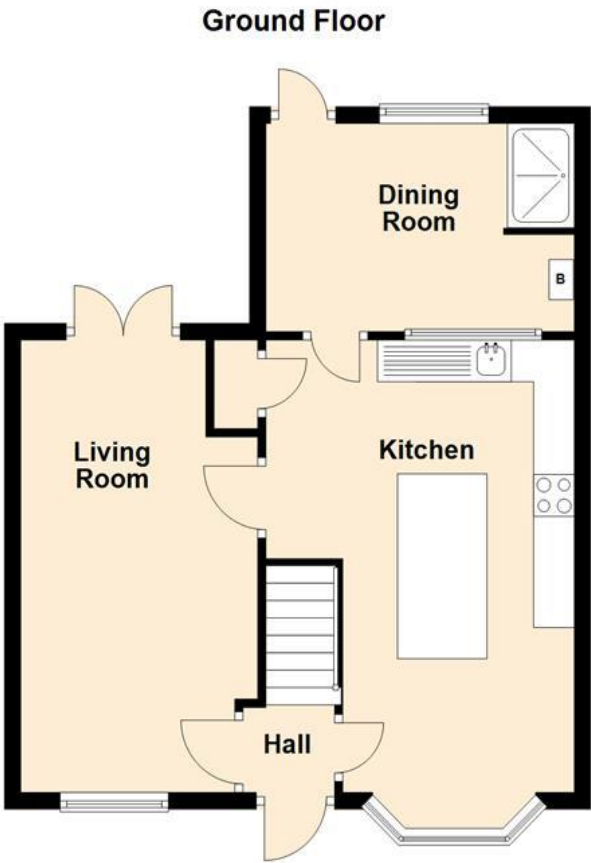
Bathroom





Floor Plan

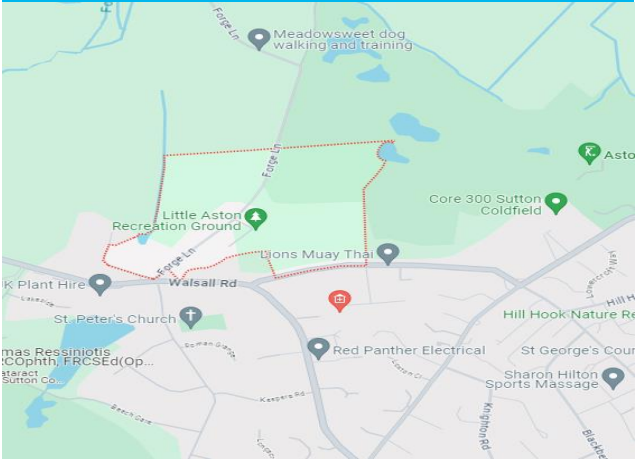
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: