



Blake Street, Little Aston,  
Sutton Coldfield, B74 4EU

Offers in the Region Of £240,000

# Little Aston

Offers in the Region Of £240,000

2 

1 

1 

When it comes to searching for the perfect property for a first time buy, downsize or investment, this first floor maisonette, with its own private entrance and private garden is not to be missed!

Creating the peace and mind and reassurance of extra security on the first floor, the property would be ideal for a single person or couple and with a useful porch and entrance hall there is great storage and space for coats and shoes. A bright and well proportioned lounge enjoys a stunning floor to ceiling picture window, flooding the room with natural light and providing great space to relax or entertain. The kitchen is well fitted with and benefits from integrated appliances. Both bedrooms are a great size and bedroom one enjoys fitted wardrobes. The fully tiled shower room with vanity style wash basin completes the accommodation.

Outside there are beautifully kept communal gardens to the front and rear, alongside a stunning, landscaped private garden which is located to the very rear of the driveway and creates a tranquil space to enjoy a book or barbecue with friends. There is then space for parking and a private spacious garage. Blake Street occupies a desirable residential location in a sought after area of Little Aston.

Blake Street Railway Station is only a three minute walk away and provides easy access to Birmingham City Centre and Lichfield City. Local shops are nearby with Mere Green Centre providing comprehensive shops and well regarded restaurants. Little Aston primary school and King Edward VI provide primary and secondary schooling with Aston Wood Gold Club also within a minute's drive away.





TWO



### 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:

### Property Specification

TWO GOOD BEDROOMS  
ATTRACTIVE LOUNGE  
WELL FITTED KITCHEN  
BRIGHT AND WELL PROPORTIONED  
FIRST FLOOR  
LONG LEASE

#### Lounge

12' 8" x 15' 1" (3.86m x 4.59m)

#### Kitchen

10' 2" x 7' 6" (3.10m x 2.28m)

#### Bedroom One

17' 6" x 15' 4" (5.33m x 4.67m)

#### Bedroom Two

11' 6" x 7' 6" (3.50m x 2.28m)

#### Shower Room

### Viewer's Note:

Services connected: Yes

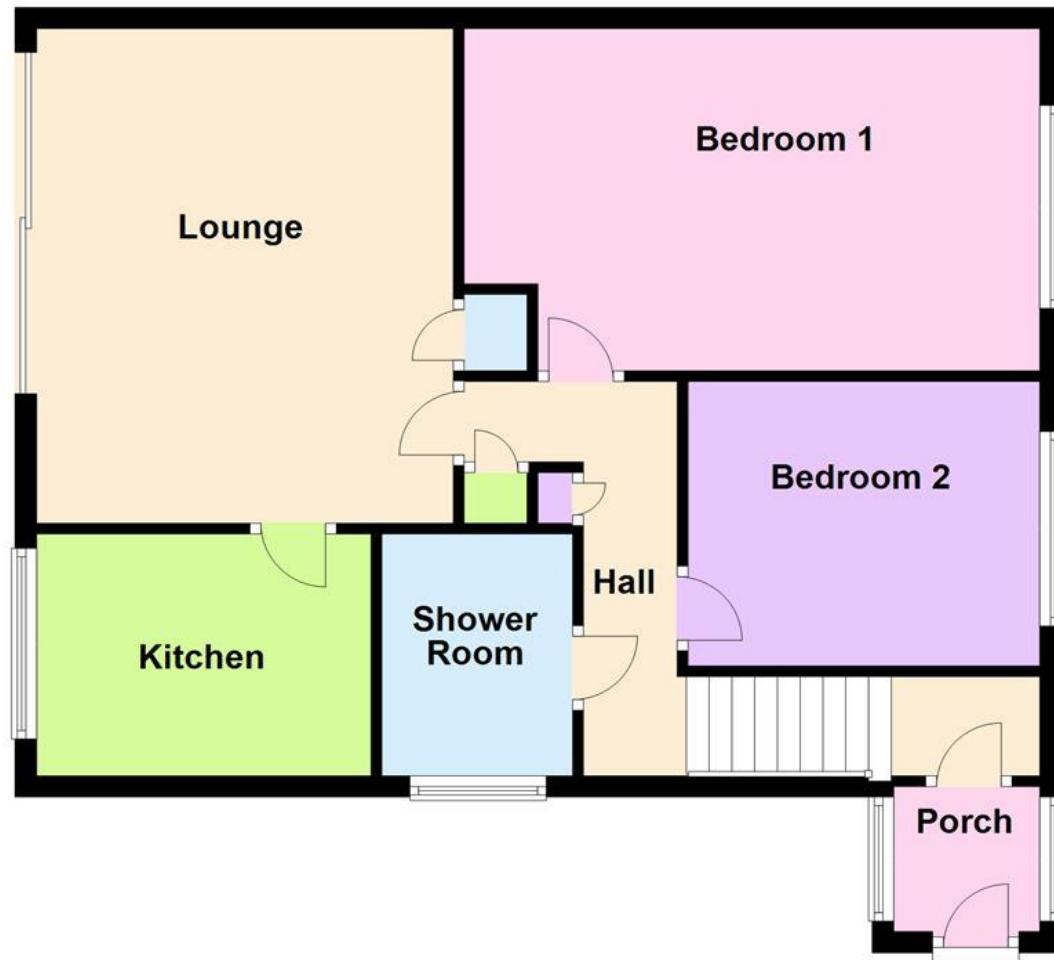
Council tax band: C

Tenure: Leasehold 128 years remaining

# Floor Plan

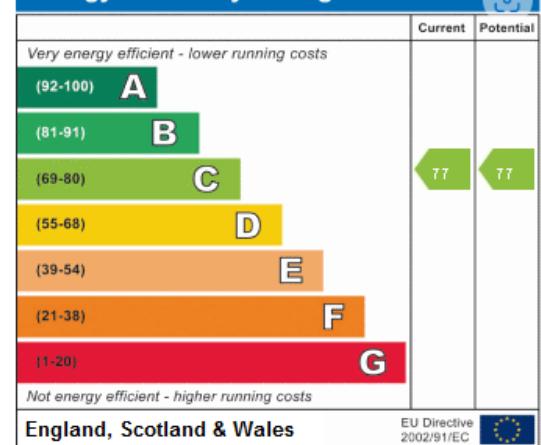
This floor plan is not drawn to scale and is for illustration purposes only

## First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

