Little Aston Road
Little Aston

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached family home, situated in sought after area of Little Aston bordering Aldridge with view of the countryside to the front.

The property briefly comprises: porch and entrance hallway, breakfast kitchen, open plan lounge-diner to the rear with conservatory, guest WC, side vestibule leading to the tandem garage with rear utility area, landing, three good sized bedrooms and a modern fitted family bathroom.

Externally, the property is set back from the main road, with driveway offering off road parking for at least three vehicles, plus further parking on the pavement between the road and walk way. The large south facing rear garden, features patio and lawn areas ideal for families to the enjoy and fo entertaining guests, with a useful summer house also featured.

Other benefits include: UPVC window and doors, some of which have been recently updated as well as gas central heating provided by a modern gas boiler.

The property has two floors; on the ground floor: porch, reception hallway, lounge, fully fitted kitchen, dining room and garage. On the top floor: three bedrooms and family bathroom. Externally the property offers: tarmac drive with parking for two/three vehicles and front/rear gardens. The property benefits from UPVC double glazing and central heating through out.

The location is perfect for families, with Little Aston Primary School nearby, which feeds into King Edward VI in Lichfield. The property is also well-positioned for access to Aldridge, Streetly, Stonnall, and Four Oaks, all of which offer local shops and amenities. Golf enthusiasts will appreciate the proximity to Aston Wood Golf Club.

PORCH:
Composite entrance door, tiled flooring, space for shoes and boots, further door to the hallway.

RECEPTION HALL:
Laminate flooring, fitted cabinet storage units and drawers in the under-stair recess, radiator, light point, door to the kitchen, WC and lounge-diner.

OPEN PLAN LOUNGE-DINER:
19' 0'' x 15' 9'' (5.80m x 4.80m)
Feature fireplace with fitted log burner, laminate flooring, laminate flooring, twin patio doors leading to the garden and conservatory, radiators, light points, ample space for a dining table and chairs.

CONSERVATORY:
9' 11'' x 9' 5'' (3.02m x 2.86m)
Pitched roof with a UPVC frame, tiled flooring, windows and French doors to the garden.

BREAKFAST KITCHEN:
10' 11'' x 11' 6'' (3.34m x 3.50m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill plus 4 ring electric hob with extractor hood, integrated dishwasher and washing machine, space for a freezer, tiled flooring, space for breakfast table and chairs, wall tiling, light point, radiator, window to the front and door the side passageway.

SIDE PASSAGEWAY:
Doors to the front and rear, skylight and ceiling light points, further door into the tandem garage.

TANDEM GARAGE WITH UTILITY:
7' 10'' x 33' 3'' (2.40m x 10.14m)
Electric roller shutter front door, light and electric points, space and plumbing for further white goods to the rear and door to the garden.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft access hatch.

BEDROOM ONE:
10' 11'' x 13' 9'' (3.34m x 4.20m)
Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:
10' 11'' x 12' 0'' (3.34m x 3.66m)
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:
7' 9'' x 10' 9'' (2.35m x 3.28m)
Carpeted flooring, radiator, ceiling light point and window to rear.

For illustrative purposes only

FAMILY BATHROOM:
Modern fitted white suite comprising: bath with shower over, wash hand basin set on wall mounted drawer unit, low level WC, pedestal wash hand basin, laminate tiled flooring and aqua panelled walls, heated towel rails and windows the front and side.

VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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