



*SPRING COPPICE, TALBOT AVENUE,
LITTLE ASTON, B74 3DD*

ACRES
Collection

SPRING COPPICE, TALBOT AVENUE, LITTLE ASTON, B74 3DD ~ OFFERS AROUND £1,150,000

This most attractive, imposing, spacious, Freehold detached family home is set in a prime, well regarded and highly sought after location within short walking distance of the well regarded Streetly Village where there is an array of facilities, amenities and restaurants. The property offers gas central heating and double glazing (both where specified) and has the security of an alarm system. Set upon a generous mature plot with delightful gardens, this substantial well presented family home briefly comprises welcoming reception hall having renewed guests' wc off, there is an attractive lounge with inglenook styled fireplace and rear garden loggia, dining room, fitted breakfast kitchen and laundry room. There is a further annexe having the potential to be utilised as a family room or annexe lounge in turn having bedroom or optional den/office together with en-suite bathroom off. To the first floor there are five bedrooms, the master having wardrobes and a white en-suite shower room; additionally there is a renewed family bathroom. The property has a double garage with electric door and private, mature, well stocked rear garden with summer house and workshop area. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind an in/out tarmac driveway, there is a mature screen of trees and shrubs providing privacy. Access is gained to the accommodation via:

RECESSED PORCH: With Mullion stone surround, timber stained door with obscure glazed inset opens to:

WELCOMING RECEPTION HALL: Arched leaded light double glazed windows to front and side with coloured glass insets, double radiator, oak floor.

RENEWED GUESTS' WC: Obscure double glazed window to rear, white low flushing wc, wash hand basin with base unit beneath, radiator.

ATTRACTIVE LOUNGE: 19'3" max/16' min x 16'6" max/14' min: Double glazed square bay window to front, wide double glazed windows and patio doors to rear/loggia, Inglenook styled recess with obscure windows to either side and central Minster styled fireplace with matching hearth and mantle, coal effect living flame gas fire, two double radiators.

DINING ROOM: 16'1" max/13'10" min x 13': Double glazed bay window to front, double radiator.

FITTED BREAKFAST KITCHEN: 19' x 10': Double glazed window and double glazed double French doors to rear, deep double bowl stainless steel sink unit set into black granite work surfaces having upstands, there are a range of complementary fitted units to both base and wall level including pan drawer units, integrated dishwasher, wide stainless steel Range style cooker having gas hob, matching stainless steel extractor canopy and splash back over, double and single radiators, four space peninsular breakfast area with granite tops and base units beneath.

SIDE LOBBY: Pvc double glazed door to rear, storage unit, door to:

LAUNDRY ROOM: 13'3" x 4'7" max/3'3" min: Single drainer sink unit having double base unit beneath, space for washing machine and dryer, tiled floor, door to garage.

REAR ANNEXE—LOUNGE OR MAIN HOUSE FAMILY ROOM: 14'8" x 13'7": Double glazed patio doors to garden, double radiator.

ANNEXE BEDROOM OR DEN/PLAY ROOM: 13'9" x 9'7": Double glazed window to side, double radiator.

DOUBLE GARAGE: 18'10" x 14'7" (Please check the suitability of this garage for your own vehicle): Up and over door, range of fitted units to both base and wall level, rolled edge work surface.

OUTSIDE: Wide paved patio area with a most attractive loggia set to the rear of the lounge; there is a lawned rear garden having shaped borders with an abundance of mature shrubs and bushes. The rear garden offers a high degree of privacy. Additionally there is a summer house: 11'6" x 11'6": with internal light and power and further rear workshop/store room: 18' x 13' approximately: having light and power.

TENURE:

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor.)

COUNCIL TAX BAND:

G.

FIXTURES & FITTINGS:

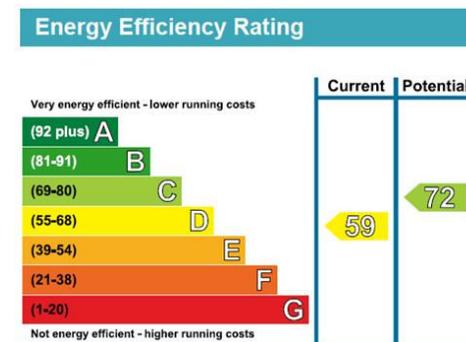
Fitted carpets are included within the sale.

VIEWING:

Recommended via Acres on 0121 323 3088.

LOCATION :

Set off Little Aston Park Road.



EN-SUITE BATHROOM: 13'9" x 5'8": Obscure double glazed window to rear, champagne coloured suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, bidet, enclosed shower cubicle with glazed splash screens, double radiator.

STAIRS TO LANDING: 16' x 9'9": Wide double glazed obscure windows to front and side, radiator, linen cupboard. Inner Hallway off: having further double glazed windows to front and rear.

MASTER BEDROOM: 18'1" x 13'8" max/9'8" min: Wide double glazed square bay window to rear and double glazed window to front, two double radiators, double and single built in wardrobes.

EN-SUITE SHOWER ROOM: Renewed white suite comprising enclosed shower cubicle, wall hung wash hand basin, low flushing wc, Travertine tiling to walls, chrome ladder style radiator, tiled floor.

BEDROOM TWO: 16'6" max/13'9" min x 13': Double glazed window to front, double radiator, single and two double wardrobes.

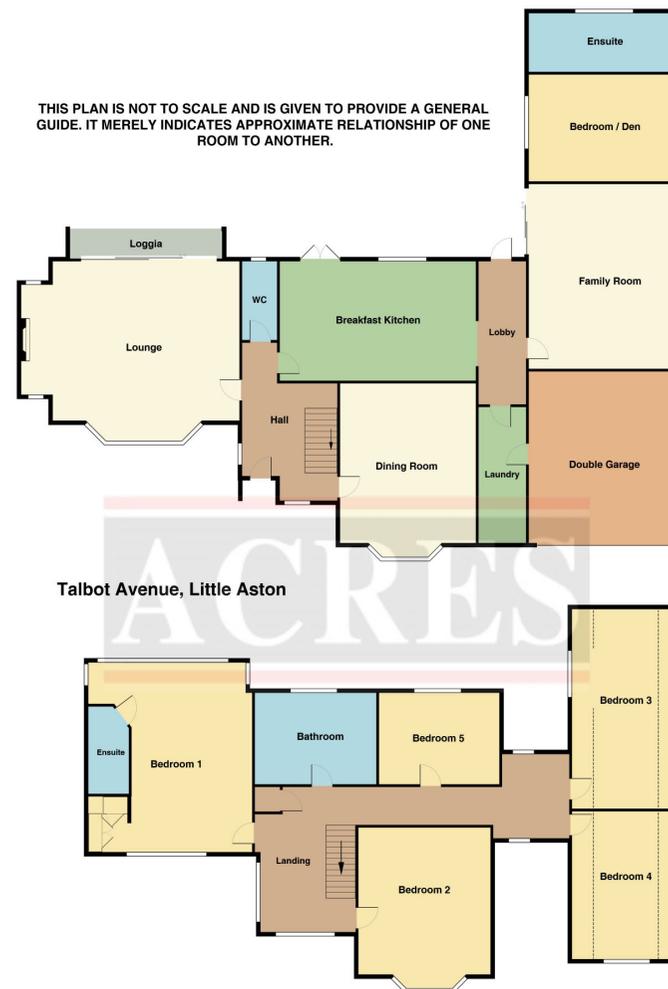
BEDROOM THREE: 25' x 7'6" (Part sloping ceiling): Double glazed window to side, double radiator.

BEDROOM FOUR: 16' x 7'6" (Part sloping ceiling): Double glazed window to front, radiator.

BEDROOM FIVE: 11'7" x 7'2": Double glazed window to rear, radiator.

RENEWED FAMILY BATHROOM: Obscure double glazed window to rear, white suite comprising deep bath, wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, complementary tiling to walls, fitted mirror, chrome ladder style radiator.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.