



7 The Grove

Little Aston, Sutton Coldfield, B74 3UB



MARK BENTLEY  
ESTATE AGENT



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AN IMPRESSIVE 3 DOUBLE BEDROOM  
2 BATHROOM FREEHOLD DETACHED  
HOUSE SET IN WIDE CORNER GARDENS ON  
THIS SOUGHT AFTER ROAD.

*Excellent ground floor accommodation  
including Lounge, Dining Room, Breakfast  
Room, Study, Shower Room & well fitted  
Kitchen.*

The Grove sits midway along Little Aston Lane and is within walking distance of local shops on Little Aston Lane and Clarence Road, Little Aston Village Hall & Tennis & Bowls Clubs, Train services to Birmingham & Lichfield at Blake Street Station, Little Aston Primary School on Forge Lane, Little Aston Recreation Ground and Aston Wood Golf Course.

## **7 The Grove comprises:**

Wide Foregarden Large block paved drive, lawn, shrubs, tree's and brick boundary wall.

## **Ground Floor**

### **Large Porch**

Large Reception Hall Radiator, doors to study, shower room, cloaks cupboard, Lounge and Kitchen.

Cloaks Cupboard Alarm control panel, central heating programmer, coat hooks, shelving and window to side.

Study Radiator & double glazed windows facing front & side.

Shower Room Shower cubicle with Mira shower fitting, vanity unit with wash basin & cupboard under & electric shaver point and mirror over.



Lounge Feature stone fireplace with mantel over and side plinths, radiator, wide double glazed window facing front and arch to:

Dining Room Radiator, doors to Kitchen and breakfast room and double glazed window with sliding door to patio.

Breakfast Room Radiator, double glazed window overlooking the garden and door to garage.

Fitted Kitchen Good range of fitted units including fitted base cupboards and drawers with long work surfaces over, Neff hob unit with extractor hood over, built in Neff oven and grill, space & plumbing for washing machine, built in fridge, matching wall cupboards, double radiator, tiled floor, double glazed window overlooking the rear garden and door to side.

### First Floor

Landing Hatch to loft area, radiator, double glazed window facing side and doors to bedrooms, bathroom & WC.

Bedroom 1 Two built in storage cupboards, double radiator and double glazed bay window facing front.

Bedroom 2 Good range of free standing wardrobes, built in storage cupboard, radiator and double glazed window facing front.

Bedroom 3 Two built in storage cupboards, radiator and window overlooking the rear garden.

Bathroom Panelled bath, pedestal wash basin, radiator, full height wall tiling, airing cupboard and double glazed window facing rear.

Separate WC Double glazed window facing rear.

### Outside

Large Side Garage up and over door, door and window to side and door to breakfast room.

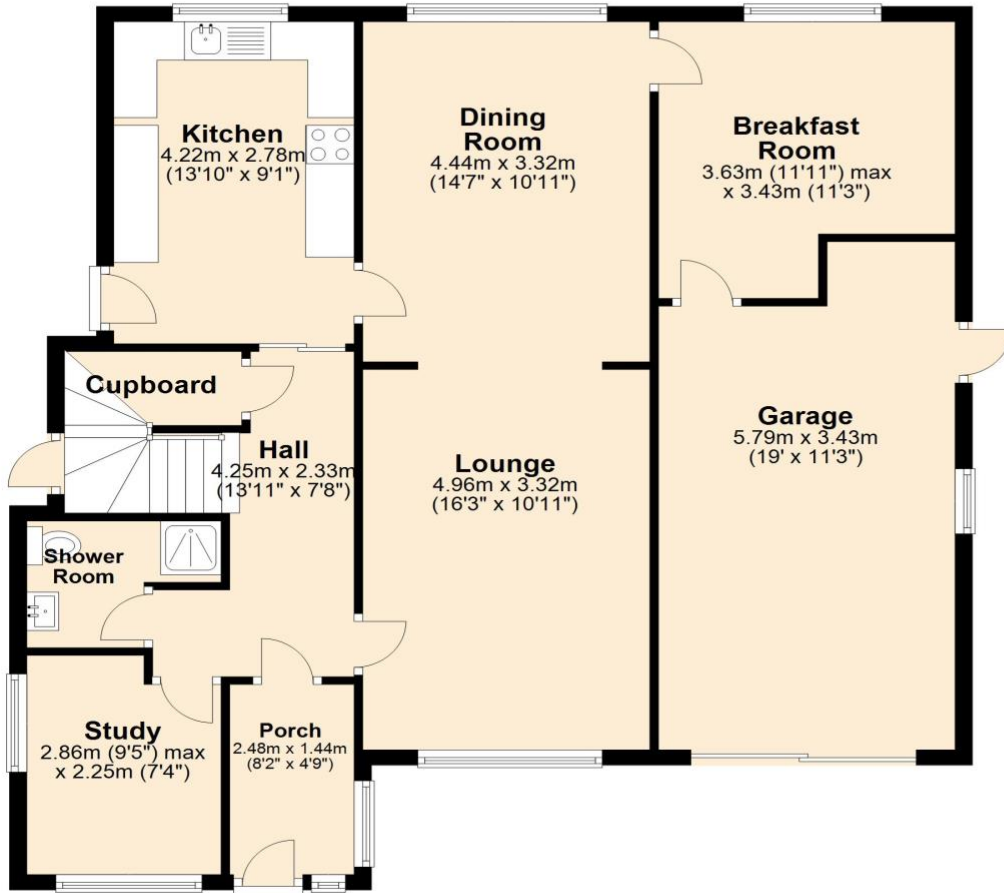
East Facing Rear Garden Block paved patio, shaped lawn, flower and boundary shrubs and fencing.



# 7 The Grove – Floor Plan

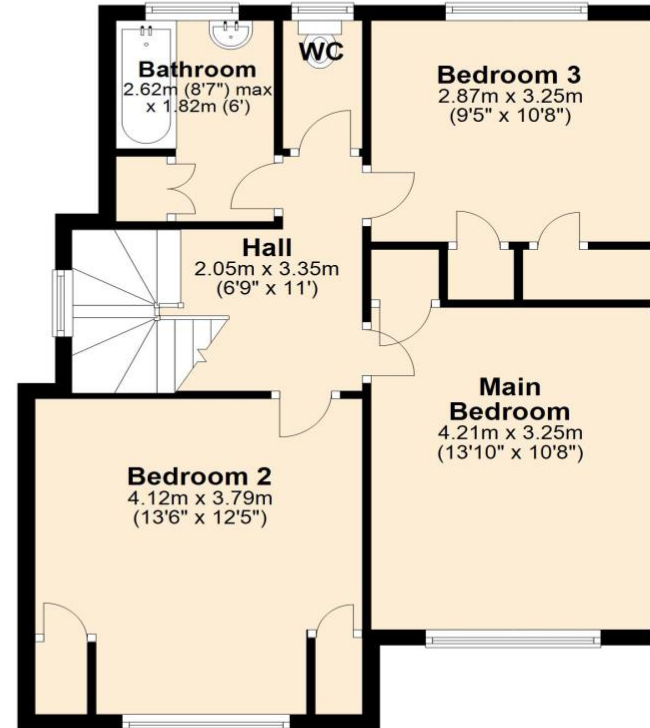
## Ground Floor

Approx. 103.1 sq. metres (1110.2 sq. feet)



## First Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



Total area: approx. 160.3 sq. metres (1725.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

### General Information

Tenure Freehold

Council Tax Band F

Heating The Ideal Logic gas fitted central heating boiler is in the externally accessed side store.

Viewing Call or email Mark Bentley on 0121 353 6212 / 07768 035 065 or mark.bentley@exp.uk.com

Agents Note: Potential to be extended subject to planning permission.



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



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