



37 The Grove

Little Aston, Sutton Coldfield, B74 3UD



MARK BENTLEY
ESTATE AGENT



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An attractive and spacious 3 double bedroom freehold detached home tucked away in a quiet position in this sought after close within walking distance of a wide range local amenities.

This lovely home benefits from a delightful large and private west facing rear garden.

37 The Grove has been the happy home of the current owners for over 20 years. Set back behind a good sized foregarden with boundary wall, new block paved drive providing parking space for several cars, hedging, trees and shrubs the house comprises:

Ground Floor: Porch, large reception hall, front lounge with open access to rear dining room, well fitted kitchen, enclosed side passage and integral garage.

First Floor: Good sized landing, three double bedrooms, bathroom and separate WC.

Outside: Large very attractive and private west facing rear garden.

The Grove is approached via Little Aston Lane and is within walking distance of local shops on Little Aston Lane and Clarence Road, Little Aston Village Hall and Little Aston Tennis & Bowls Clubs, train services to Birmingham, Lichfield and beyond at Blake Street Station, Little Aston Primary School on Forge Lane, Little Aston Recreation Ground and Aston Wood Golf Course. The Grove is in the catchment for King Edward VI Secondary School in Lichfield (close to the train station in Lichfield).

Mere Green Shopping Centre is just 2 miles away and offers a good range of amenities including supermarkets, doctors, dentists, opticians and a range of shops, cafes, pubs and restaurants.





The gas centrally heated majority double glazed accommodation comprises:

Ground Floor

Porch

Large Reception Hall Entrance door, radiator, doors to lounge and Kitchen and stairs to the first floor.

Front Lounge Feature stone fireplace with fitted gas coal effect fire, radiator, bay window facing front, two leaded light windows facing side and large open access to:

Rear Dining Room Radiator, wide three quarter height window overlooking the lovely rear garden with sliding door to the patio and door to the Kitchen.

Fitted Kitchen Good range of fitted base cupboards and drawers with long work surfaces over and matching wall cupboards, twin basin sink unit with swan neck tap, built in appliances including gas hob unit, oven and grill, fridge and separate freezer, wide window overlooking the attractive & private rear garden and side door to;

Lobby with storage cupboard and access to:

Enclosed Side Passage Store room off, doors to front and rear gardens and door to:

Integral Garage Double entrance doors.

First Floor

Large Landing Window facing side, doors to the three double bedrooms, bathroom and separate WC and hatch to the loft area.

Bedroom 1 (Front) A large double bedroom with radiator, two built in storage cupboards, window facing side and wide window overlooking the front.





Bedroom 2 (Front) A large double bedroom with radiator, two built in storage cupboards and wide window facing front.

Bedroom 3 (Rear) A double bedroom with wide window overlooking the lovely and private rear garden and storage cupboard housing the central heating boiler.

Family Bathroom White suite including a panelled bath with shower fitment and shower screen, pedestal wash basin and shower cubicle, heated towel rail, tiling to floor and walls and window overlooking the private rear garden.

Separate WC window facing side.

Outside

Large Very Attractive & Private West Facing Rear Garden
Good sized paved patio, rockery, large lawn with arbor leading to further lawn, well stocked border beds with a variety of screening shrubs and trees and boundary hedging and fencing.

General Information

Tenure: Freehold

Council Tax Band: E

Services: All mains services are available

Broadband: Fast Broadband is available from several suppliers.

Double Glazing: The double glazed windows to the front of the property were newly installed in the last 6 months.

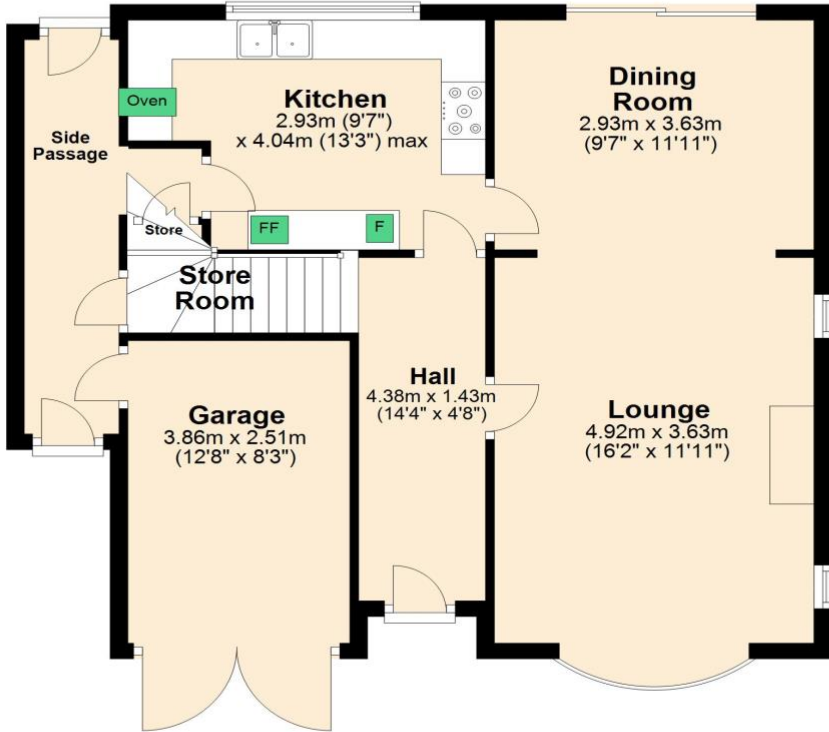
Viewing: Call 0121 353 6212 or 07768 035 065 or email: mark.bentley@exp.uk.com to arrange an appointment to view.





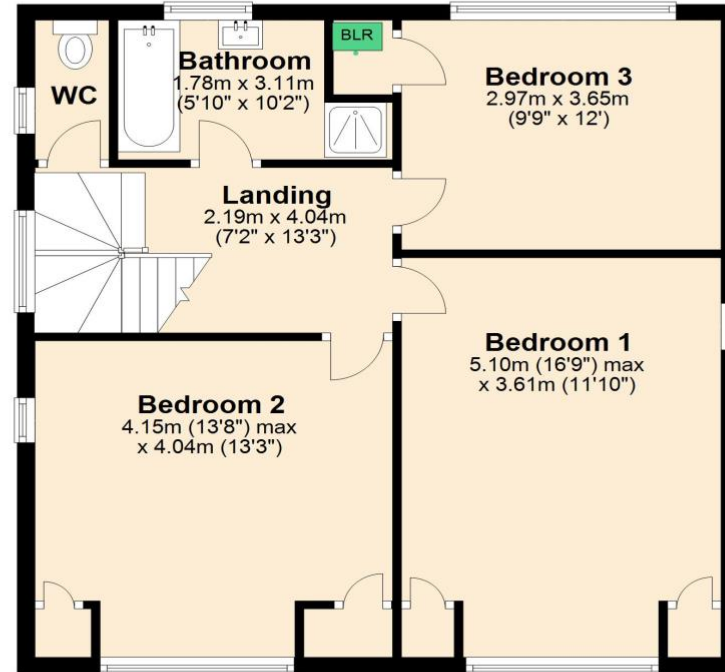
Ground Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



Total area: approx. 130.3 sq. metres (1402.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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