



40 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 good sized rear garden.

40 The Grove was the very happy home for the owners for 65 years (they purchased 40 The Grove from new). Set back behind a good sized foregarden with driveway providing parking space for 3 cars, lawn, garden walling, border beds and boundary hedging, **40 The Grove** comprises:

Ground Floor: Porch, large reception hall, front lounge with sliding doors to rear dining room, conservatory, breakfast kitchen, enclosed side passage/utility and integral garage.

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

Outside: Large very attractive and private 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 double glazed accommodation comprises:

Ground Floor

Enclosed Porch Glazed entrance door and inner glazed door to:

Large Reception Hall Radiator, doors to lounge and Kitchen and stairs to the first floor.

Front Lounge Feature stone fireplace with fitted gas fire, radiator, leaded light style double glazed bay window facing front, two leaded light style double glazed light windows facing side and sliding wooden doors to:

Rear Dining Room Radiator, door to the Kitchen and double glazed window overlooking the rear garden with double doors to.

Conservatory Tiled floor, power & lighting, double glazed window overlooking the rear garden and double doors to the patio.

Breakfast Kitchen Range of fitted base cupboards and drawers with long work surfaces over and matching wall cupboards, twin drainer sink unit, space for cooker, dishwasher, fridge etc, Glowworm gas fired central heating boiler, double glazed wide window overlooking the rear garden and side door to:

Lobby with storage cupboard and access to:

Enclosed Side Entrance/Utility Plumbing for washing machine and doors to front and rear gardens, Guest Cloakroom and Garage.

Guest Cloakroom Wash basin & WC.

Integral Garage Gas & electric meters, power & lighting and 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 wardrobes, double glazed window facing side and leaded light style double glazed wide window overlooking the front.

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

Bedroom 3 (Rear) A double bedroom with full length fitted wardrobes with 2 sliding doors, washroom off with sink unit and wide window overlooking the rear garden

Shower Room Large shower with Bristan shower fitment and shower screen, wash basin set in vanity unit with double cupboard under, heated towel rail, fitted wall mirror, airing cupboard and double glazed window overlooking the rear garden.

Separate WC Window facing side.

Outside

Very Good Size Rear Garden

Paved patio, long lawn with midway rockery and shrubs leading to further lawn, flower beds and vegetable garden and border beds and boundary hedging, shrubs and fencing.

General Information

Tenure: Freehold

Council Tax Band: E

Services: All mains services are available.

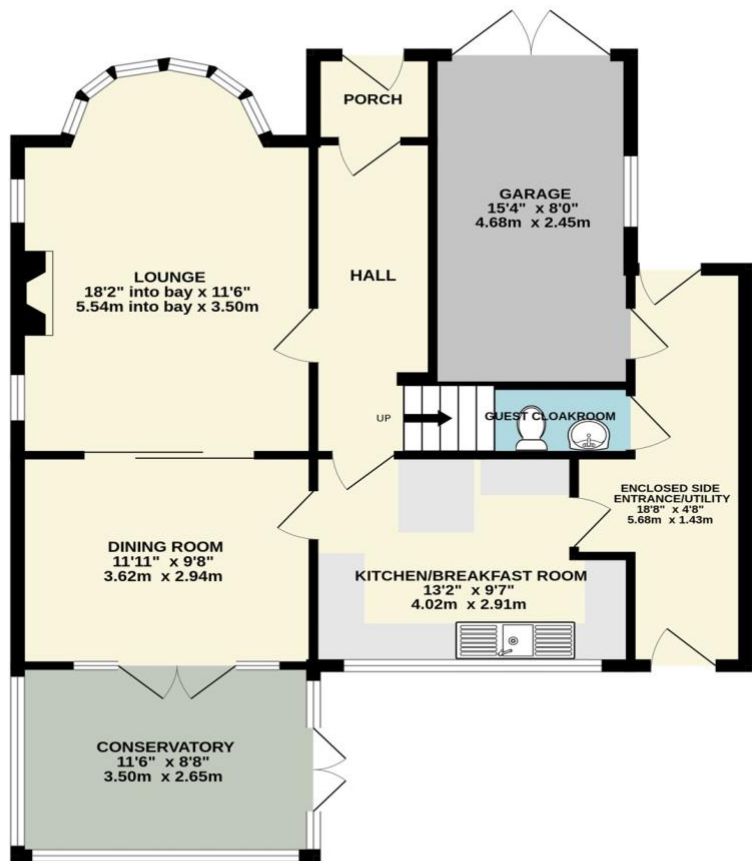
Broadband: Fast Broadband available from several suppliers.

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

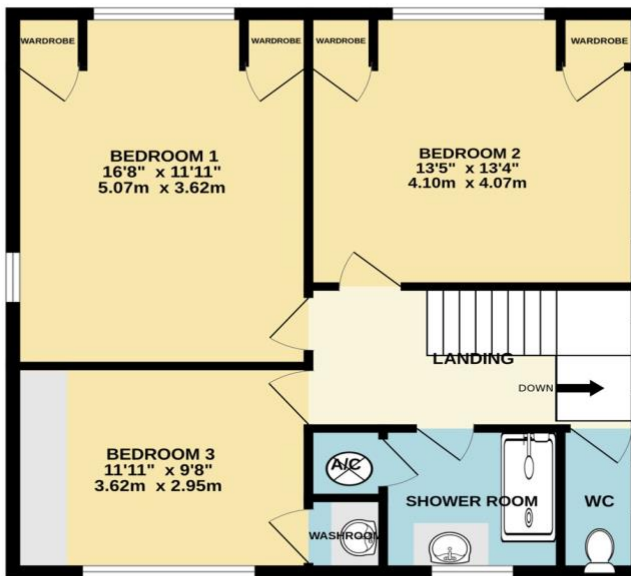




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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