



*PARKSIDE, 26 MIDLAND DRIVE (OFF MULROY ROAD), SUTTON COLDFIELD, B74 2PX*



## OFFERS AROUND - £700,000

Rarely does the opportunity arise to acquire a property on such a delightful plot, being approximately 0.3 acres which offers the scope and potential for significant alteration (subject to necessary planning permissions/building regulations).

This attractive, Mediterranean styled, detached dormer bungalow is complemented further by its location, set off Mulroy Road and being just a short stroll from Sutton Park as well as a attractive tree lined aspect front and rear.

Sutton Coldfield offers excellent public transport links including access to the Cross City rail line, along with well regarded schooling, including both male and female Grammar schools. Complemented by partial double glazing and gas central heating (both where specified), to fully appreciate the property on offer and its further potential, we highly recommend an internal inspection.

Briefly comprising reception hall with guests cloakroom/wc off, spacious lounge with central fireplace, breakfast kitchen opening to rear garden room, utility room and side lobby. The property has a ground floor double bedroom and bathroom. To the first floor there are two further bedrooms, together with an additional shower room. The side double garage provides ample storage and/or parking.

Set back from the roadway behind a multi-vehicular driveway, flanked by lawns and a mature screen of shrubs and bushes, access is gained to the property via:

**CANOPY PORCH:** Door opens to:



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**RECEPTION HALL:** Pvc double glazed bay window to front, radiator.

**GUESTS CLOAKROOM/WC:** Obscure window to front, low flushing white wc, wash hand basin, radiator, tiled splash back.

**SPACIOUS LOUNGE:** 25'8" x 14' Two pvc double glazed windows to front, further bow window to rear, wide double glazed patio doors to garden, central chimney having living flame stove style gas fire, double and two single radiators.

**BREAKFAST KITCHEN:** 18'3" x 11'2"

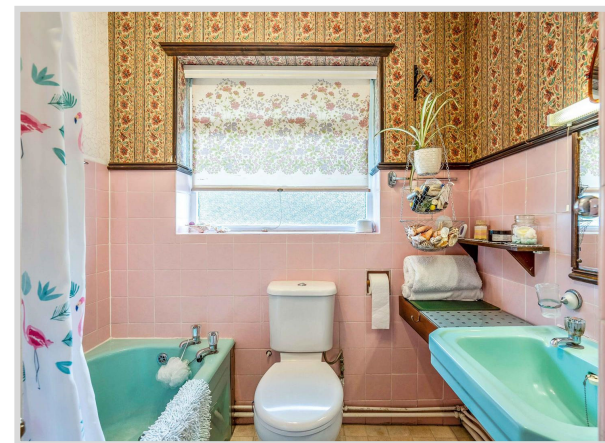
Breakfast Area: Having double glazed patio doors to garden, radiator, space for table, opening to:

Kitchen: Bow window to side with one and a half bowl sink unit beneath, there is a range of fitted units to both base and wall level including drawers, elevated oven having separate grill, work surfaces with fitted hob and extractor canopy over, integrated fridge/freezer. Opening to:

**REAR GARDEN ROOM:** 11'6" x 10'6" Pvc double glazed windows to side and rear with double glazed double French doors leading out, two double radiators.

**UTILITY ROOM:** 10'8" x 9'2" Window to side, double drainer sink unit set into work surfaces, fitted wall and base units, recess for washing machine, door to walk-in pantry, also accessible from reception hall.

**SIDE LOBBY:** Doors to front, rear and garage, fitted double base unit.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.









**BEDROOM ONE:** 12'3" x 10'6" Window to side, radiator.

**BATHROOM:** Obscure window to side, matching coloured suite comprising bath, wash hand basin, low flushing wc, radiator, tiled splash backs, airing cupboard.

**STAIRS TO LANDING:** Obscure window to front, double built-in storage cupboard.

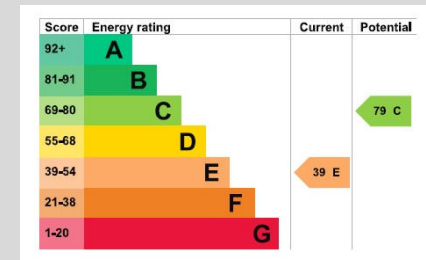
**BEDROOM TWO:** 13'10" x 12'6" to wardrobes Window to side, three double fitted wardrobes to full width, fitted drawer units, dressing table, room heater.

**BEDROOM THREE:** 12'10" x 8'3" Window to side, two double built-in storage cupboards/wardrobes, door to.

**SHOWER ROOM:** Window to front, white enclosed shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

**SIDE TANDEM DOUBLE GARAGE:** 38'7" x 9'1" Windows to side and rear

**OUTSIDE:** Paved patio area to a substantial lawned rear garden, flanked by borders having mature shrubs, bushes and trees, timber fencing, offering a high degree of privacy. There is a further garden/storage area set to the side with brick built barbeque and further garden area having greenhouse, shrubs and bushes.

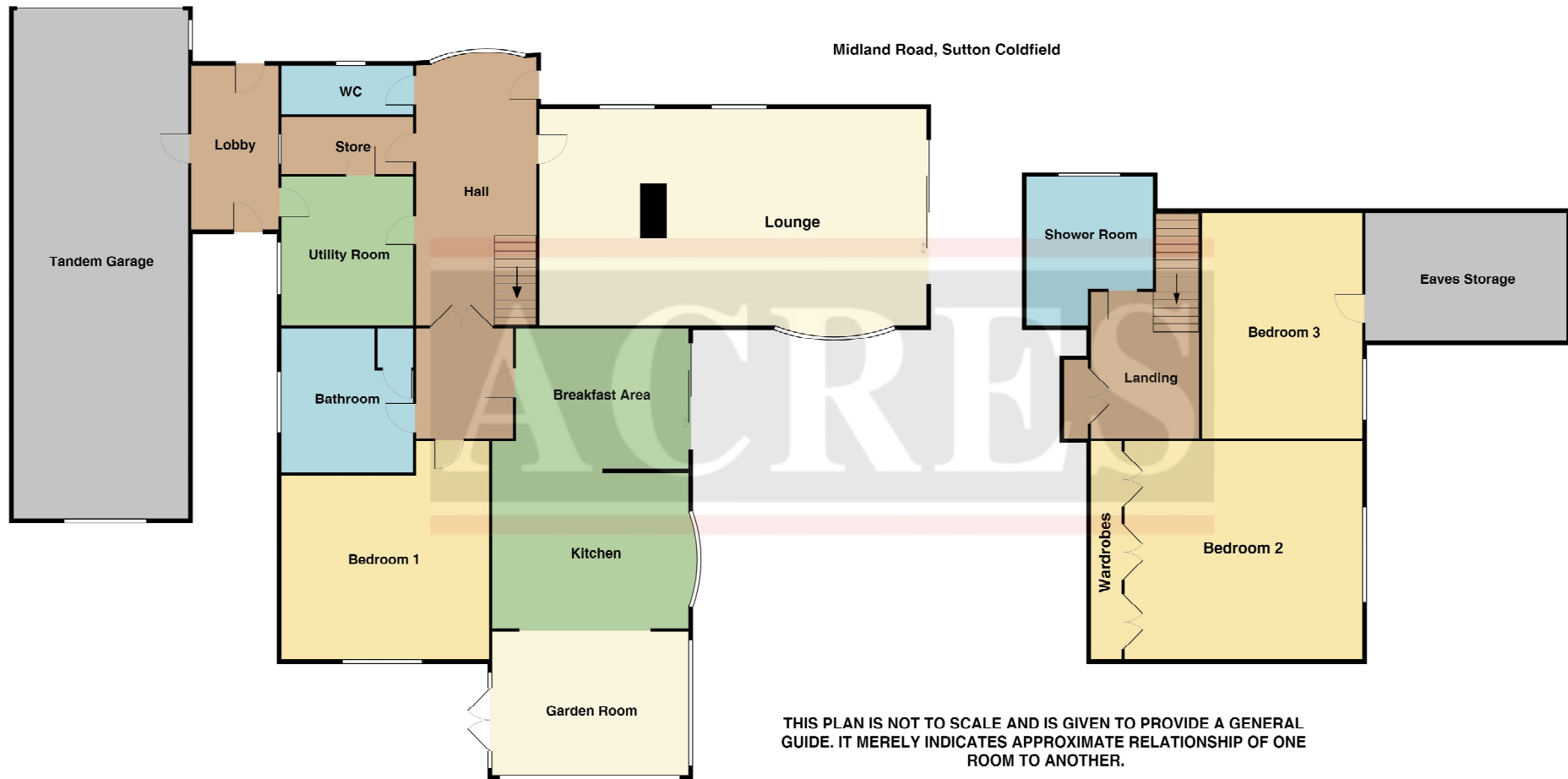


Council Tax Band: F









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.