



THE BUNGALOW, PARK DRIVE, LITTLE ASTON PARK, B74 3AP

OFFERS AROUND - £1,450,000

This much improved, spacious detached bungalow is set in an enviable, highly sought after location upon Little Aston Park. Centrally located the property is set close to the delightful Streetly Village where you will find an array of shops, cafes and restaurants, together with of course the natural beauty that is Sutton Park.

Access to the cross city rail line is gained from Four Oaks and other local stations, with the area additionally being served by excellent roads, and motorway links including the M6 toll.

Complemented by gas central heating and PVC double glazing the property is set upon a gorgeous, generous, mature plot of approximately 0.5 acres.

The property offers outstanding potential reflecting numerous similar properties in the area that have undergone significant alteration, renovation and further development (Subject to necessary planning permissions and/or building regulations).

Turning off Park Drive into a deep, multi-vehicular driveway, surrounded by bushes, shrubs and trees, this picturesque entry leads to the property's detached garage and "stables". The property is also set to enjoy tree lined views from each aspect.

A pathway leads to the property which opens to a welcoming reception hall, having doors radiating off to three bedrooms and a well appointed family bathroom, the living quarters comprise a generous lounge, imposing dining room, and breakfast kitchen having fitted appliances.

To the rear of the property offers a mature wrap around garden offering scope for potential development (STPP).

Set back from the roadway, behind a multi-vehicular driveway, flanked by lawn, mature hedges and tree lined aspect, access to the property is gained via:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



RECEPTION HALL: 19'4" x 9' max / 4'10" min Multi-locking front door with pvc double glazed windows to side, doors to:

LOUNGE: 18'2" x 12' Pvc double glazed windows and French doors to rear, pvc double glazed window to side, stone feature fireplace with gas flame effect fire, double radiator.

DINING ROOM: 16'6" x 12'9" Pvc double glazed bay window to side, radiator.

BREAKFAST KITCHEN: 24'7" x 9'11" Pvc double glazed windows to front, two further double glazed windows and door to side, stainless steel sink unit set into square edged work surfaces, there is a range of fitted oak units to both base and wall level including drawers, complementary tiled splash backs, American style fridge/freezer, integrated oven with four ring gas hob and extractor canopy over, tiled flooring, integrated dishwasher, plumbing for washing machine, integrated tumble dryer, radiator.

BEDROOM ONE: 12'10" x 11'1" Pvc double glazed windows to side and rear, double radiator.

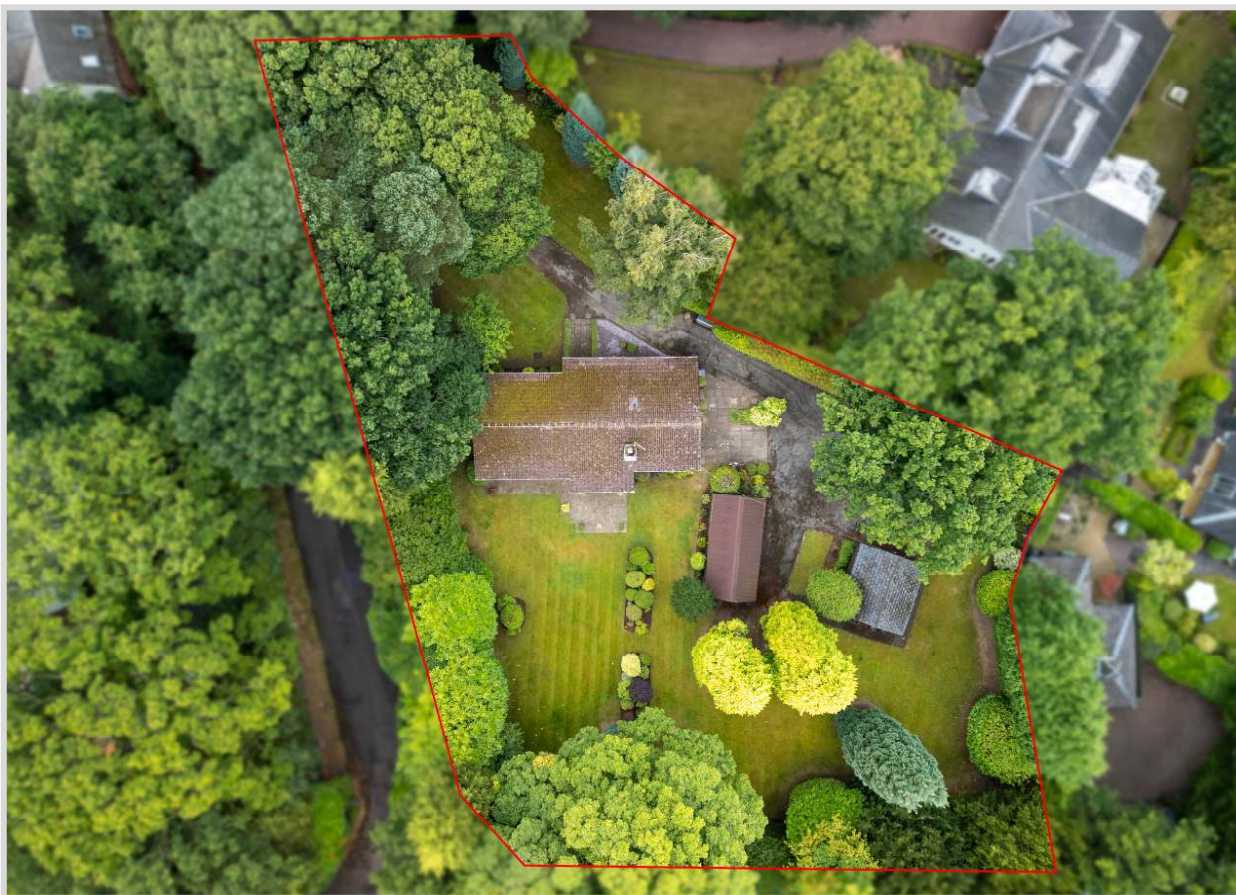
BEDROOM TWO: 10'4" x 8'5" Pvc double glazed window to side, radiator.

BEDROOM THREE: 9'4" x 9'2" Pvc double glazed windows to side and rear, radiator.



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.

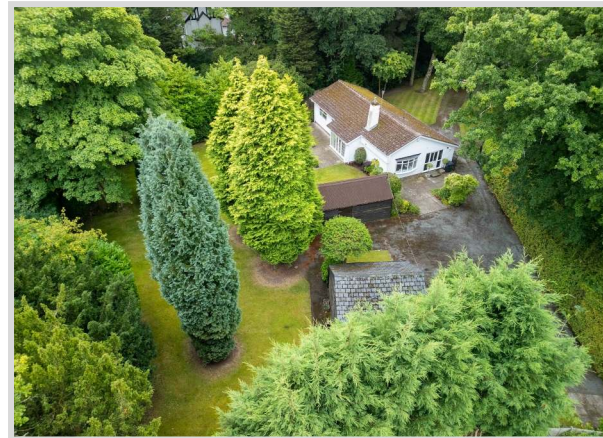




FAMILY BATHROOM: 10'3" x 6'6" Obscure pvc double glazed window to front, matching white suite comprising bath with shower over, low level wc, tiled splash backs, shower cubicle, electric sensor mirror, wash hand basin with vanity unit below, complementary tiling to walls, chrome ladder style radiator.

GARAGE: 16'6" x 15'1" Double opening garage door (Please check the suitability of this garage for your own vehicle)

"STABLES": 18' x 11'6" and 11'2" x 5'1" Stables divided into two separate sections, multi-purpose area ideal for storage/potential conversion.



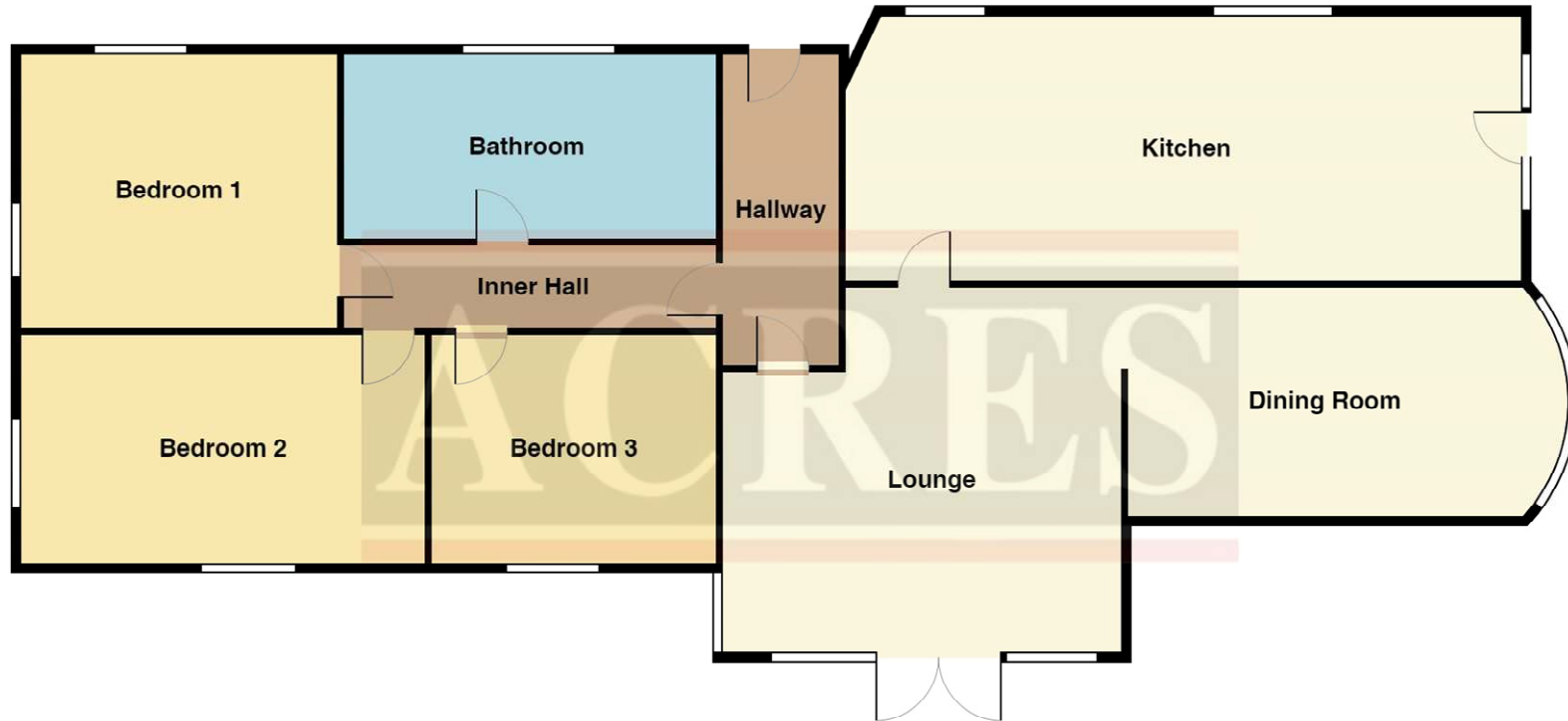
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



The Bungalow, Park Drive, Little Aston, Sutton Coldfield, B74 3AP



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

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.