



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



## ***AUCTION GUIDE - £1,100,000***

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.

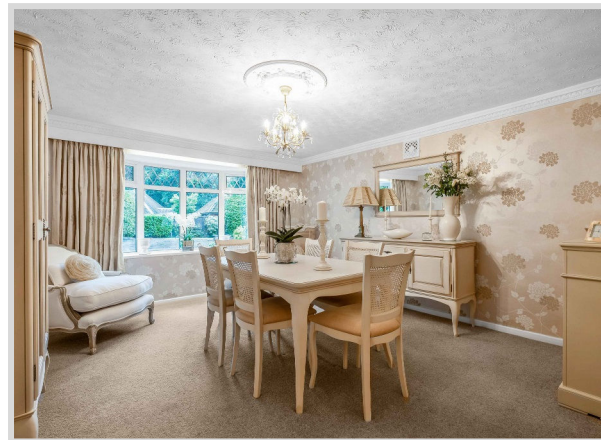
Complemented by gas central heating and pvc double glazing the property is set upon as a gorgeous, generous, mature plot of approximately 0.5 acres.

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:

**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.

**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.



**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.









**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.

**\*\* This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.**

**Referral Arrangements:** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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.