



WHITEGATES, 3 ROSEMARY DRIVE, LITTLE ASTON PARK, B74 3AG

OFFERS AROUND - £1,500,000

This exceptionally spacious and imposing, Freehold, detached bungalow is set on a generous, secluded plot with a substantial, private garden. Positioned within the prestigious Rosemary Drive — a gated, exclusive driveway off the highly regarded and sought after Roman Road in the heart of Little Aston Park — this home offers a rare opportunity to acquire a property which offers such great potential, and scope whilst lying in one of the area's most desirable addresses. The location is truly superb.

Sutton Park, with its 2,400 acres of natural beauty and scenic walkways, is just a short stroll away, while the charming Streetly Village lies within only a few hundred metres, offering a range of shops, cafés, and restaurants. Excellent public transport facilities are available nearby in Four Oaks, including access to the Cross City rail line for direct travel into Birmingham City Centre. In addition, the area enjoys excellent road links, with the M6 motorway and associated networks within easy reach.

The property of course benefits from gas central heating and PVC double glazing (both where specified). The accommodation is approached via a generous in-and-out driveway leading to an enclosed porch. From here, a wide and welcoming reception hall provides access to the heart of the home, including an exceptionally spacious and imposing lounge, complete with a wide Inglenook style fireplace. There is also a separate dining room, a versatile family/day room, conservatory and a fitted kitchen with integrated appliances. A useful lobby gives access to a laundry room. There are two double bedrooms, each with a white en-suite shower room, along with a main family shower room, which could easily be converted into a full family bathroom if preferred. A guests' cloakroom/WC is provided for visitors, and the property also boasts a double garage and substantial private rear garden. This superb bungalow combines space, privacy, and prestige, making it a truly unique offering.

Set off the main Roman Road via a gated driveway having a side intercom system. The property has a sweeping multi-vehicular block paved in and out driveway and is accessed via a PVC double glazed door opening to:



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FULLY ENCLOSED PORCH: PVC double glazed windows to front, obscure glazed door to:

WIDE WELCOMING RECEPTION HALL: 23'2 x 8'3 plus door recess
Secondary glazed leaded light obscure window to front, two radiators with covers, full staircase having further secondary glazed obscure window to front.

SPACIOUS LOUNGE: 26'1 x 16'10 max / 14' min PVC double glazed windows to front and sides, wide Inglenook fireplace with further PVC double glazed windows to sides, having central coal effect living flame gas fire, set on a marble hearth with matching recess and fire surround.

DINING ROOM: 13'1 x 11' PVC double glazed windows to rear.

FITTED KITCHEN: 13' x 11'10 PVC double glazed windows to rear, one and a half bowl sink/drain unit set into sweeping slate style worktops having upstands, fitted hob with stainless steel extractor canopy over, there is a range of high gloss fitted units to both base and wall level including drawers, elevated electric oven with separate grill and integrated microwave to side, space for refrigerator, double radiator.

LOBBY: Having boiler room and separate storeroom off.

LAUNDRY ROOM: 6'3 x 3'10 PVC double glazed window to rear, plumbing for washing machine.

OUTER LOBBY: 19'2 max / 14' min x 5'0 PVC double glazed window to rear and double glazed doors to patio, built-in storeroom.

SEPARATE WC: Low flushing WC, wash hand basin, radiator.

FAMILY/DAY ROOM: 14'9" max / 9'6" min x 13'10" max / 8'1" min
PVC double glazed window to front together with door out, double radiator, PVC double glazed windows with central double glazed double French doors.

WC: Low flushing WC.

CONSERVATORY: 12'3 x 11'8 PVC double glazed windows to sides and rear, with double glazed double French doors to patio, tiled floor.

INNER LOBBY: Set off reception hall, having linen cupboard, accessing:



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: 14'0 x 14'0 PVC double glazed window to front, two double fitted wardrobes having three double storage cupboards over, central dressing table.

EN-SUITE SHOWER ROOM: PVC double glazed windows to side and front, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base units beneath, low flushing WC, dressing area having fitted dressing table with drawers, tiling to floor and splash backs.

BEDROOM TWO: 16'1 max / 14'4 min x 10'7 PVC double glazed windows to side and rear, double fitted wardrobe.

EN-SUITE SHOWER ROOM: PVC double glazed windows to side and rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base units beneath, low flushing WC, dressing area having fitted dressing table with drawers, tiling to floor and splash backs

FAMILY SHOWER ROOM / POTENTIAL BATHROOM: PVC double glazed obscure window to rear, matching white suite comprising glazed shower cubicle, fitted wash hand basin with base units beneath, low flushing WC, chrome ladder style radiator, tiling to walls and floor.

SEPARATE GUESTS WC: PVC double glazed obscure window to rear, low flushing WC, radiator.

DOUBLE GARAGE: 17'7 max / 14'7 min x 18'2 max / 8'1 min Obscure window to rear, up-and-over garage door. (Please note that the garage measurements and dimensions are approximate and should be verified by a prospective purchaser.)

OUTSIDE: Wide paved patio area, substantial rear garden having lawns, mature trees and bushes, summer house set to side being 9'6 x 9'6 max, having windows and French doors opening to and overlooking the rear garden.

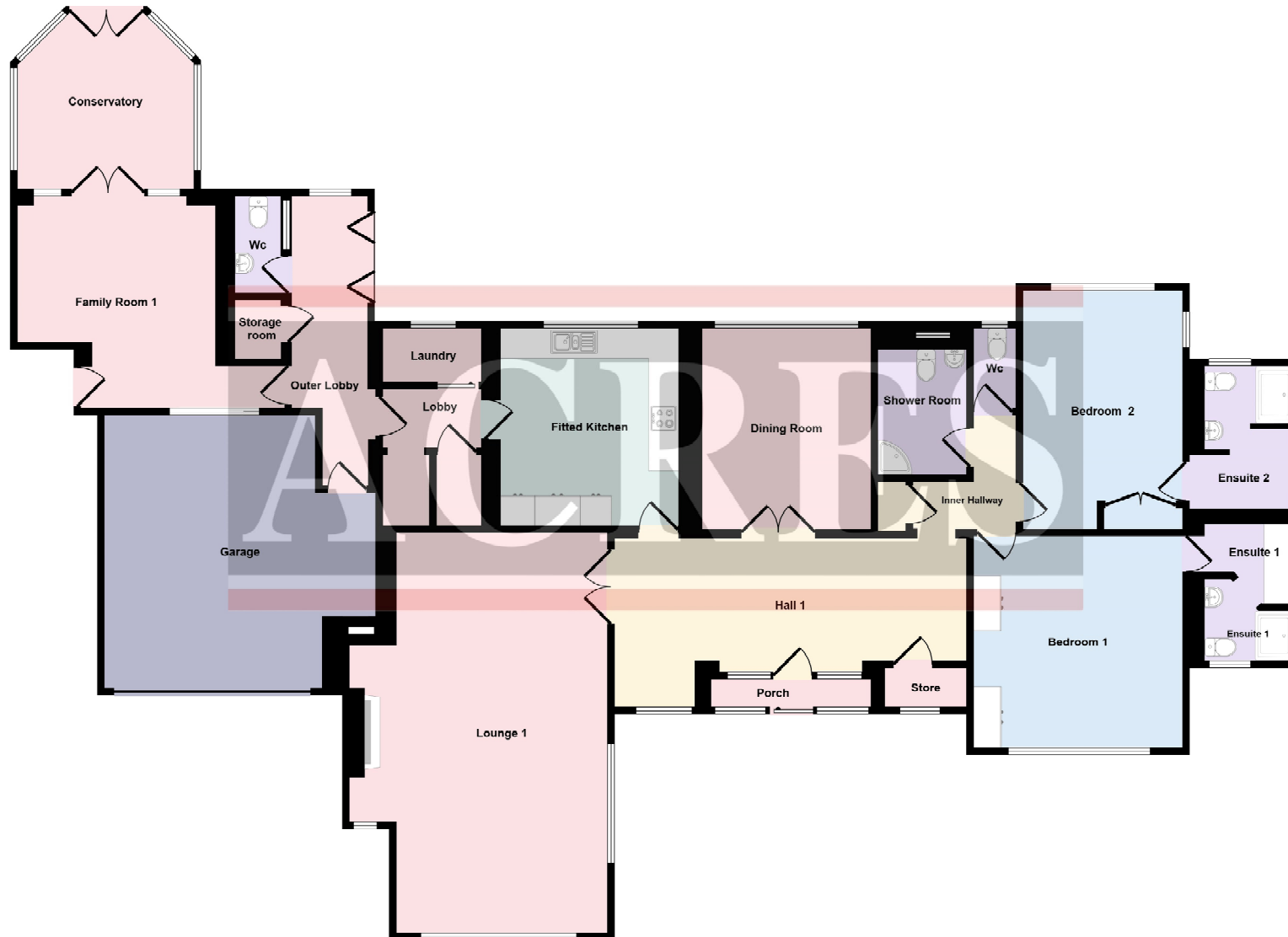


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



FREE
VALUATIONS
ACRES
323 3088

Approx Gross Internal Area
239 sq m / 2569 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mudo Snappy 360.

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.