



- Two bedroomed semi-detached bungalow
- Extended, spacious lounge / dining room
- Well appointed bathroom
- Generous fitted breakfast kitchen
- Utility room with Wc off
- Beautifully landscaped rear garden
- Multi vehicle block paved drive
- Garage
- Set close to Sutton Park & local shops
- No chain



STIRLING ROAD, SUTTON COLDFIELD, B73 6PS - OFFERS AROUND £415,000

This beautifully presented semi-detached bungalow with a generous garden and garage is nestled in a sought-after residential area and is offered in excellent condition throughout and presents an ideal opportunity for those seeking single storey living with ample space both inside and out. Set within short walking distance of local shops and bus services in New Oscott the property is similarly placed for Sutton park and offers gas central heating, and PVC double glazing (both where specified). Comprising : enclosed porch, spacious hallway, large open plan living dining area perfect for both relaxing and entertaining, well-appointed breakfast kitchen which offers a modern and functional layout with space for casual dining, two double bedrooms, a contemporary bathroom, utility room, separate Wc, and garage which offers secure parking or further storage. This delightful bungalow combines comfort, space and practicality making it a perfect downsize, investment or potential family home. Early viewing is highly recommended. No chain.

Set back from a block paved multi vehicle driveway, leading to:

PORCH: Pvc double glazed windows and door to side and front

HALLWAY: Pvc double glazed door, karndean wood style effect flooring, radiator with cover and door to cupboard

LOUNGE: 21'7" x 15'10" max 14'3" min Pvc double glazed bow window to rear, Pvc double glazed patio doors to side, Minster style hearth and mantle with an inset electric fire, two radiators with covers

BREAKFAST KITCHEN: 17'3" max 10'9" min x 9'0 max 7'0 min Extended fitted breakfast kitchen, two Pvc double glazed windows to rear, single drainer unit set in roll top edged surfaces, tiles splash back, fitted with wall and base units, integrated dishwasher, stainless steel oven with flush fitting hob, radiator, space for table

UTILITY: 11'0 max 7'0 min x 6'0 max x 3'6" min Double glazed patio doors to side, stainless steel sink unit set in roll top edged surfaces, tiled splash backs, base unit and space for washer and drier, door leading to

SEPARATE WC: Low flushing Wc

BEDROOM ONE: 14'6" x 11'0 Pvc double glazed bow window to front, two built in wardrobes, radiator

BEDROOM TWO: 11'1" x 9'9" Pvc double glazed bow window to front, radiator

BATHROOM: 8'10" x 7'7" Obscure Pvc double glazed window to side, matching white suite comprising of an enclosed shower, bath, low level Wc , hand wash basin, ladder style radiator, tiled surround and splash backs

GARAGE: 15'0 x 8'1" (Please check for suitability of this garage for your own vehicle)

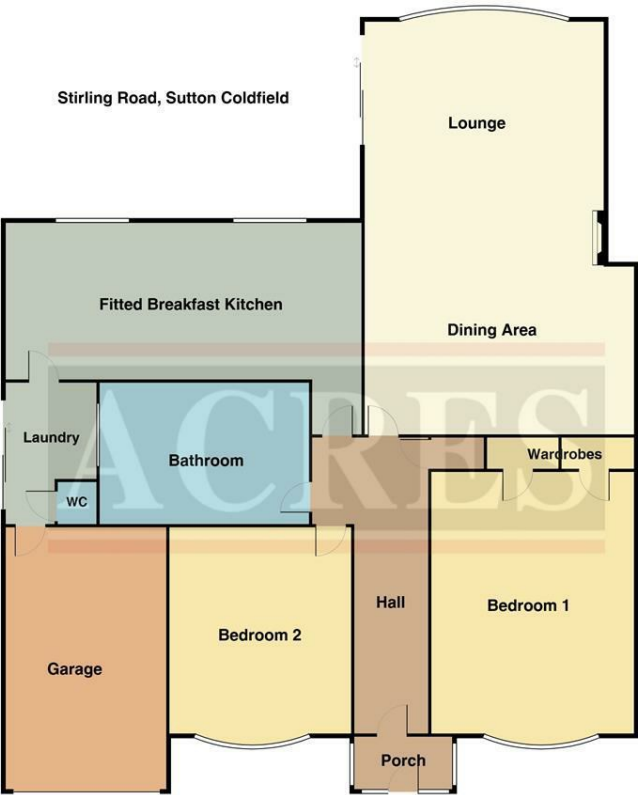
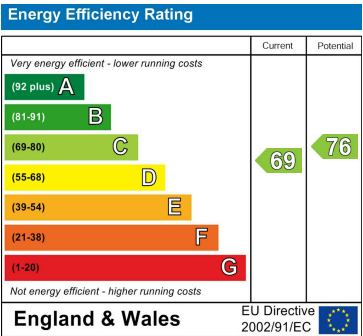
OUTSIDE: The property boasts a generously sized rear garden offering a peaceful and private outdoor retreat, thoughtfully landscaped and beautifully maintained the space features a combination of a lawned garden, mature borders and a block paved patio area, timber shed. The garden is fully enclosed making it ideal for families or pet owners and benefits from a side access for added convenience



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)

COUNCIL TAX :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.