



Arden Drive, Sutton Coldfield, B73 5ND, £495,000

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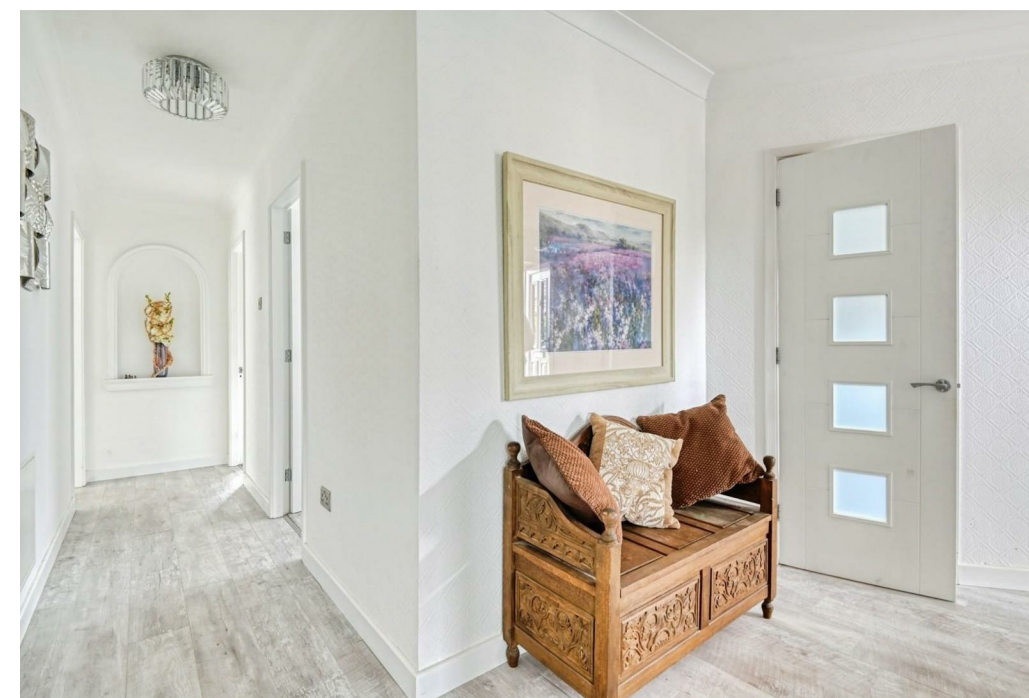
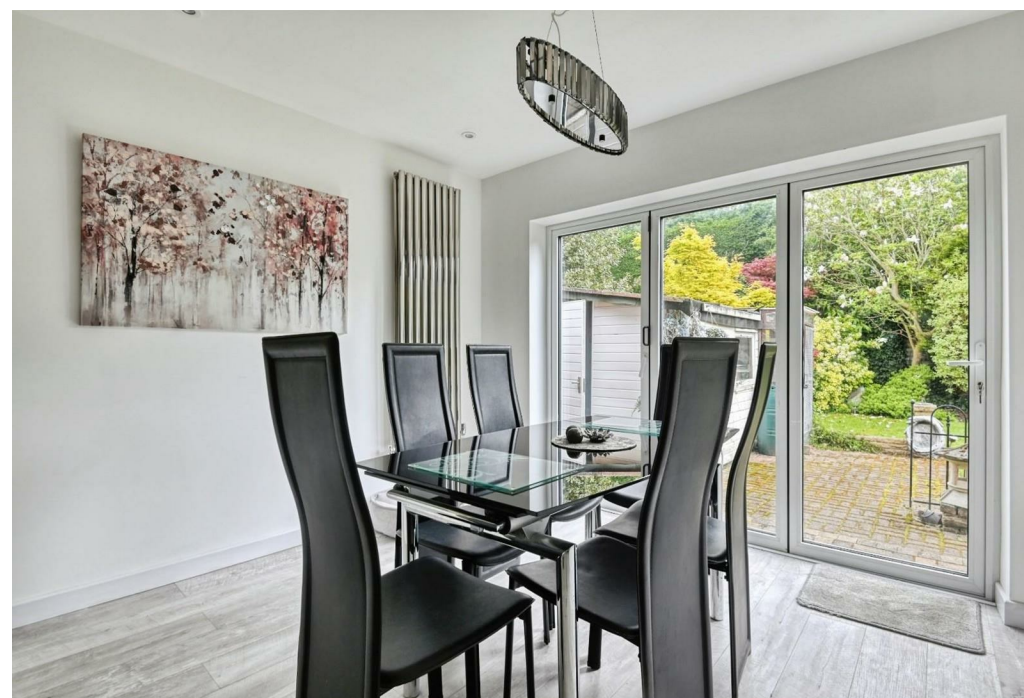
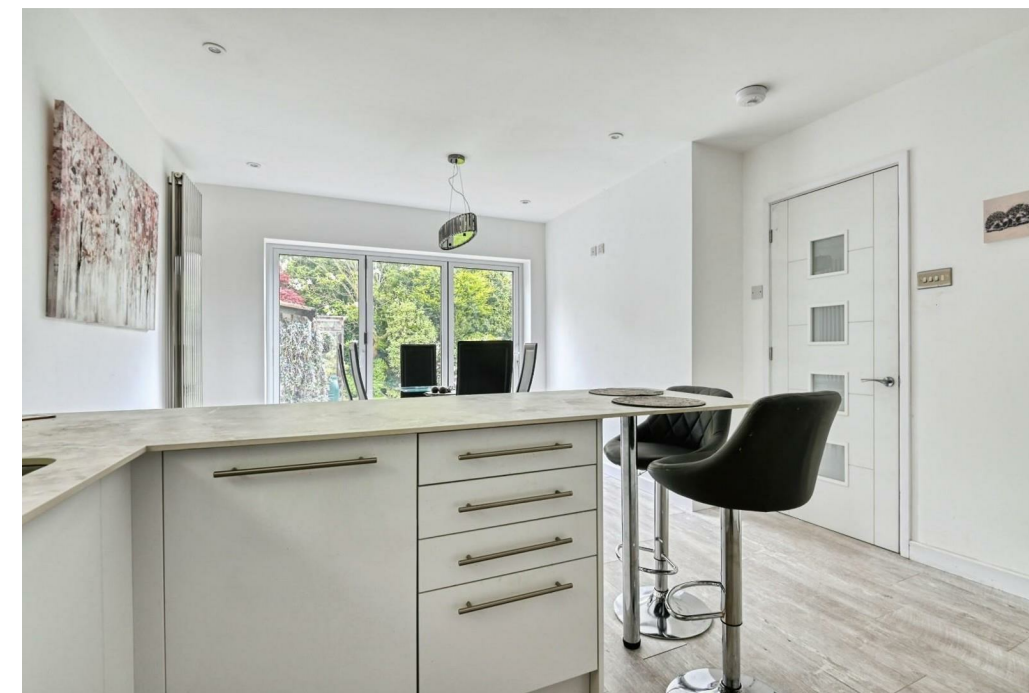


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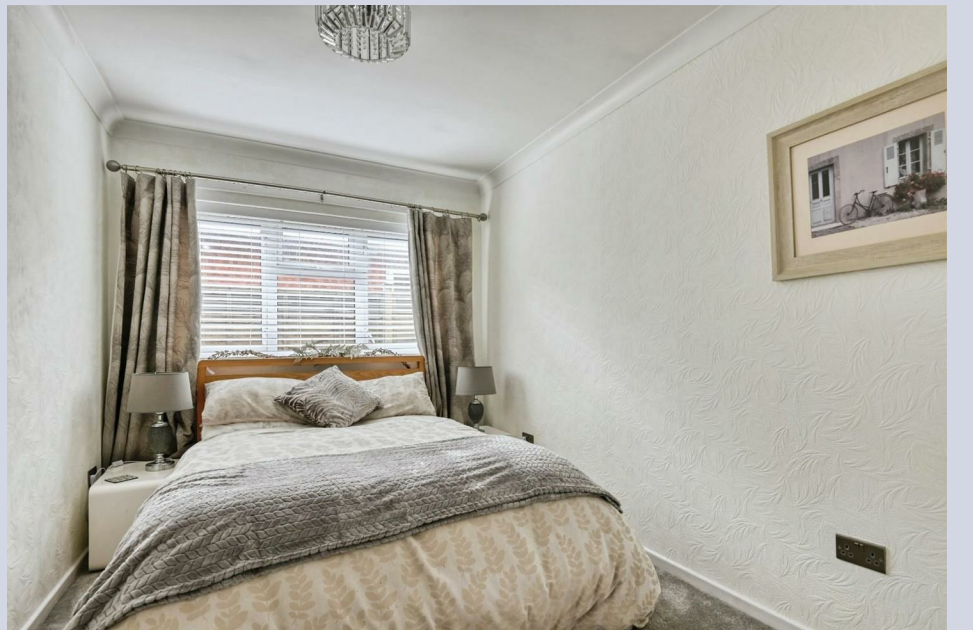
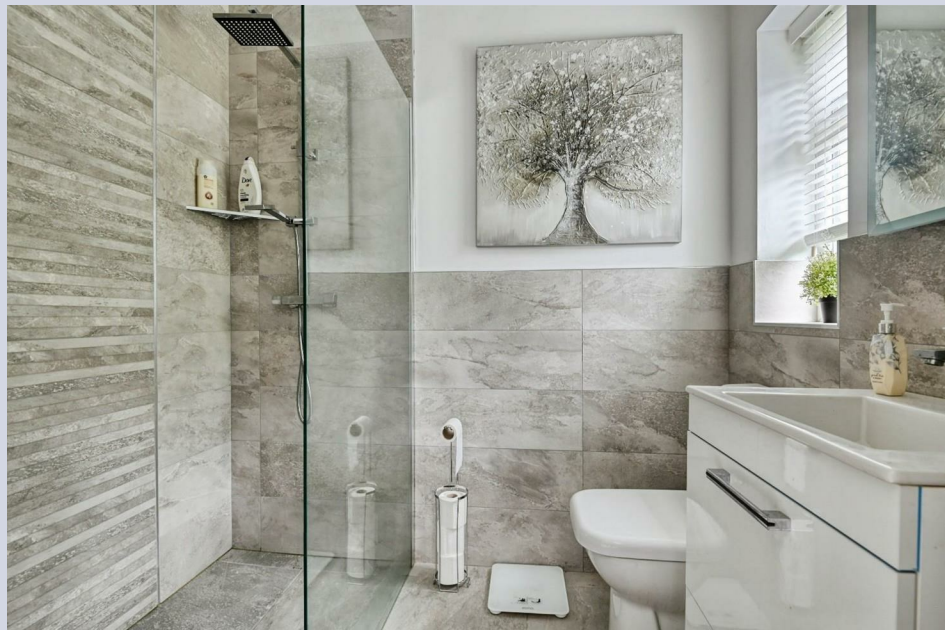
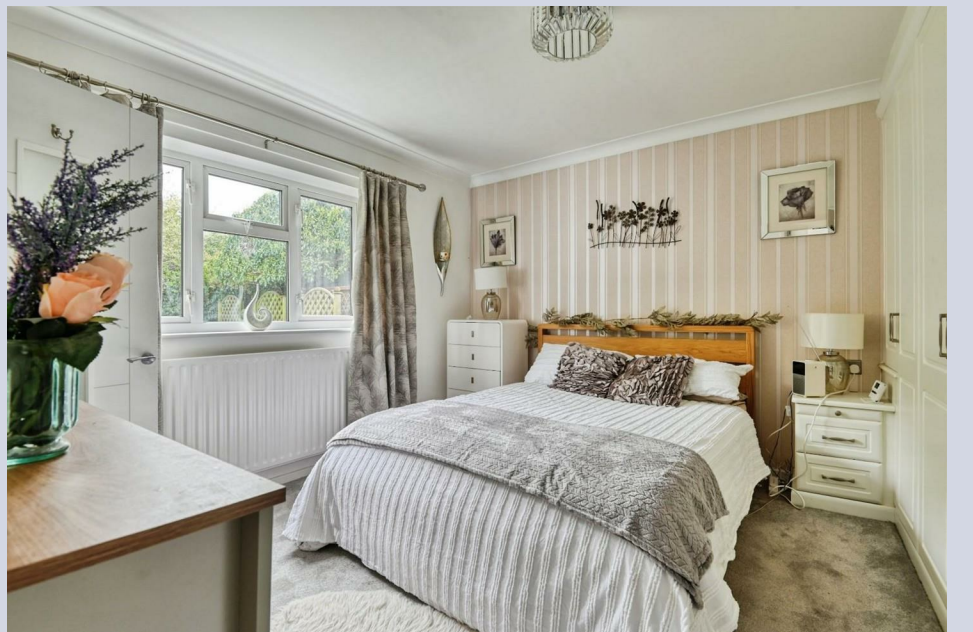
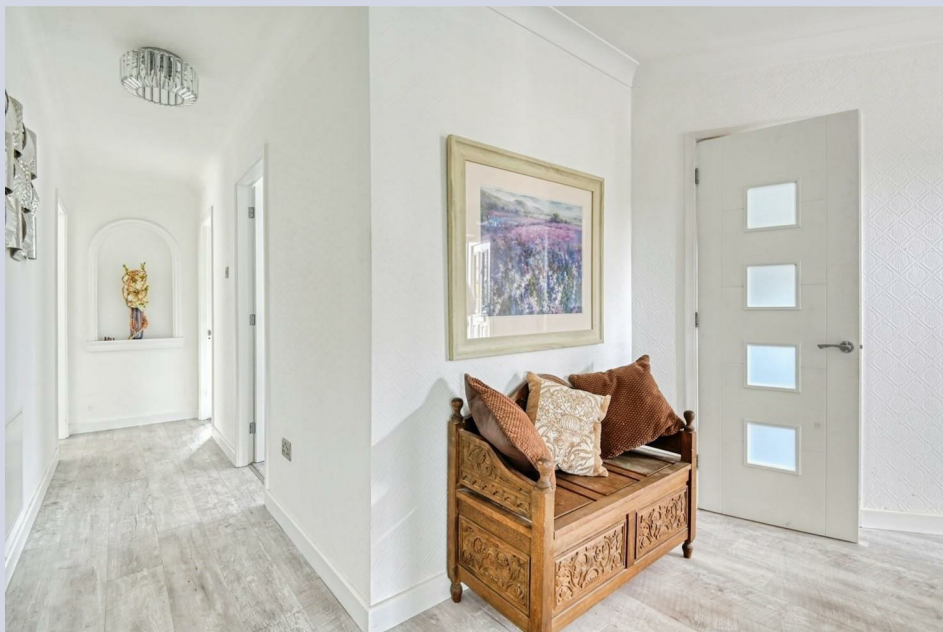
Superbly located at the foot of this sought after cul de sac, approached from Henley Close via Green Lanes, this immaculately presented, expensively modernised and considerably improved freehold detached bungalow is conveniently positioned for Sutton, Boldmere and Wylde Green's amenities, including nearby railway stations and transport links. Offered with no upward chain, the gas centrally heated and double glazed accommodation, which must be viewed to be fully appreciated, briefly comprises;

Covered porch, impressive reception hall having hatch with ladder to loft with electric light, utility having sink unit and gas combi boiler, super living room with twin bow windows to front, luxury refitted white bathroom suite with separate double shower, 2 double bedrooms (bedroom 1 with fitted wardrobes and luxury white shower room ensuite with double shower cubicle). Expensively refitted kitchen/dining room having a range of units incorporating Neff double oven, induction hob and extractor hood, dishwasher, fridge/freezer, concealed pantry store, breakfast bar and bi-fold doors to garden.

Outside, single garage with light and power, front lawn, block paved and pebbled drive approach, private Westerly facing rear garden having lawn, walled and fenced surround, shed with power and twin side gate access.







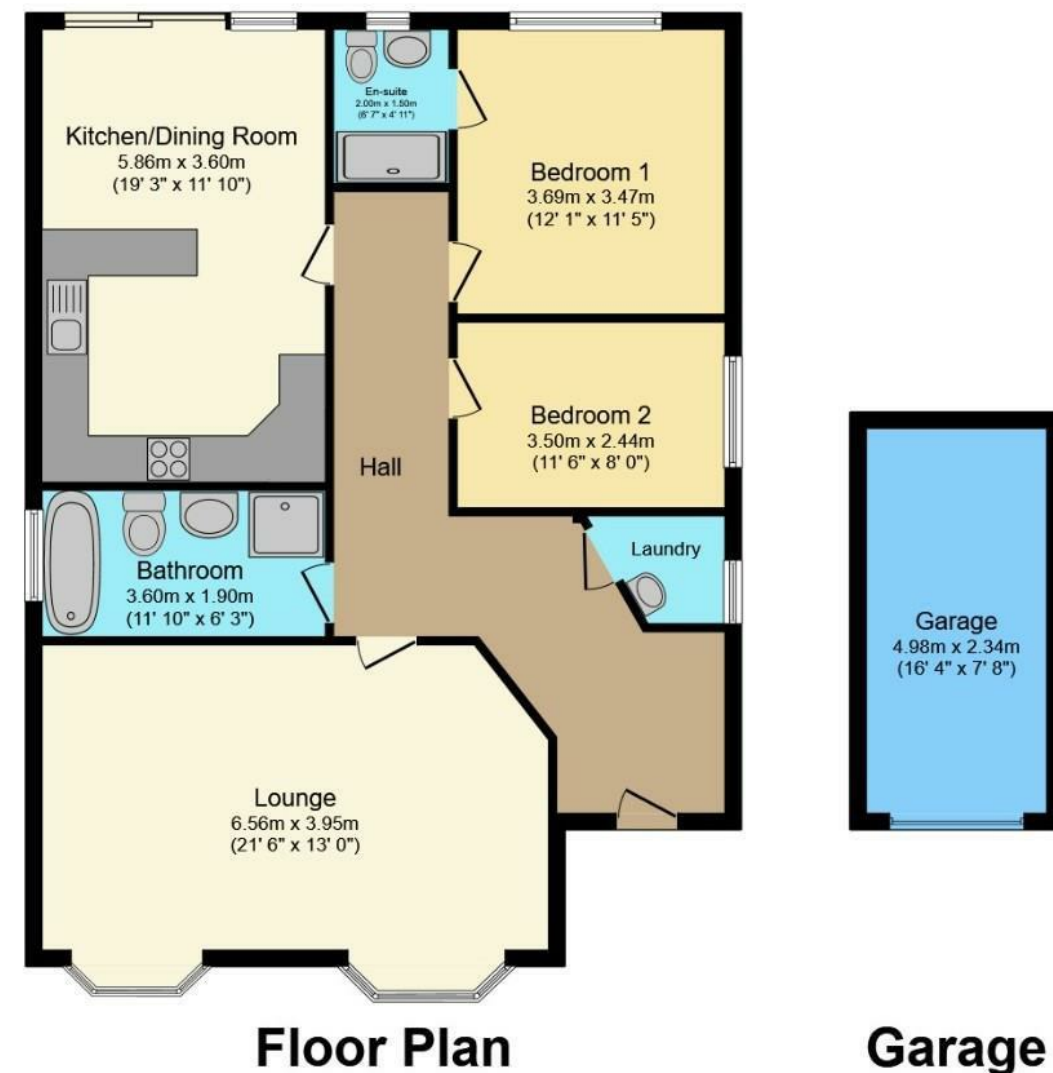






- Stunning detached bungalow
  - 2 double bedrooms
  - Exceptionally well maintained
  - Luxury bathroom and ensuite
    - Garage
    - Private rear garden
    - No chain
- Outstanding refitted kitchen/dining room
  - Sought after cul de sac
  - Council Tax Band E

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         | <b>82</b>                                                                           |
| (69-80) <b>C</b>                            | <b>67</b>               |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |



Total floor area 114.6 sq.m. (1,233 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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