

# ACRES

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- Detached bungalow
- Spacious lounge and dining room
- Two excellent double bedrooms
- Fitted kitchen
- Large conservatory with utility area
- Private south-facing rear garden
- Block paved in and out driveway
- Close to Sutton Park & the Princess Alice Retail Park
- No Chain
- Viewing is Recommended.



**LAPWORTH DRIVE, SUTTON COLDFIELD, B73 6QG - OFFERS OVER £350,000**

Situated on a generous plot and enjoying a highly desirable south facing rear aspect, this well maintained freehold detached bungalow offers spacious and versatile single storey living in a peaceful and private setting and is being sold with no upward chain. Ideally positioned close to a wealth of local amenities including the Princess Alice retail park, well regarded schools and the beautiful Sutton Park, the property combines a highly convenient location with an exceptional lifestyle opportunity. Set behind an attractive block paved in and out driveway with a decorative central feature and established planting, the property creates an impressive first impression while providing ample off road parking for multiple vehicles. Offering excellent proportions throughout, this delightful home presents an ideal opportunity for those seeking comfortable bungalow living, with well balanced accommodation, beautifully established gardens and a wonderful blend of privacy, practicality and convenience. The accommodation is thoughtfully arranged, featuring a substantial lounge and dining room, two excellent double bedrooms, a fitted kitchen, an extensive conservatory with utility space, garage and a private south facing rear garden. The outdoor space is a particular highlight, offering mature shrubs, trees and raised planting beds that create a wonderful sense of privacy and tranquillity. Conveniently positioned and offering scope for personalisation, this attractive detached bungalow represents an exceptional opportunity for a wide range of buyers.

Accessed via a block-paved in-and-out driveway with a decorative central display featuring established bushes and plants. Block-paved steps lead to the entrance porch

Porch,  
Having a PVC double glazed entrance door with PVC double glazed windows to the front and side elevations.

Lounge/Dining Room – 25'00" x 16'10" max (13'05" min)  
Entered via an obscure glazed door with matching side panel from the porch. Having an obscure PVC double glazed window to the side, PVC double glazed window to the front, hot air heating system, electric flame effect fire set upon a marble hearth with decorative surround, and ample space for both lounge and dining furniture, creating a superb open plan living and entertaining space.

Inner Hallway  
Having loft access point, useful storage cupboards and doors leading to all remaining accommodation.

Kitchen – 10'00" x 8'07"  
Fitted with a stainless steel sink and drainer set into roll edge work surfaces with a range of matching base units, wall units and drawers. Integrated oven, electric hob with extractor hood over, half tiled surround, tiled flooring, single glazed window and part single glazed door leading through to the conservatory.

Conservatory/Utility Room – 27'10" x 7'03"  
A particularly useful addition to the property, providing an excellent extra reception and utility space. Having PVC double glazed French doors opening to the side, PVC double glazed windows overlooking the rear garden, stainless steel sink and drainer set into work surfaces with matching storage units, space and plumbing for washing machine, and internal access to the garage.

Bedroom One – 13'01" x 11'11"  
A spacious double bedroom with PVC double glazed window overlooking the rear garden, hot air heating system, built in wardrobes and ample space for additional bedroom furniture.

Bedroom Two – 12'08" x 9'11"  
A further generous double bedroom featuring PVC double glazed patio doors opening onto the rear garden, fitted wardrobes, hot air heating system and space for bedroom furnishings.

Bathroom  
Having an obscure PVC double glazed window to the side, panelled bath with electric shower over, low flushing WC, hand wash basin and half tiled surround.

Garage  
Accessed via an up and over garage door to the front and providing excellent storage space, together with internal access from the conservatory.

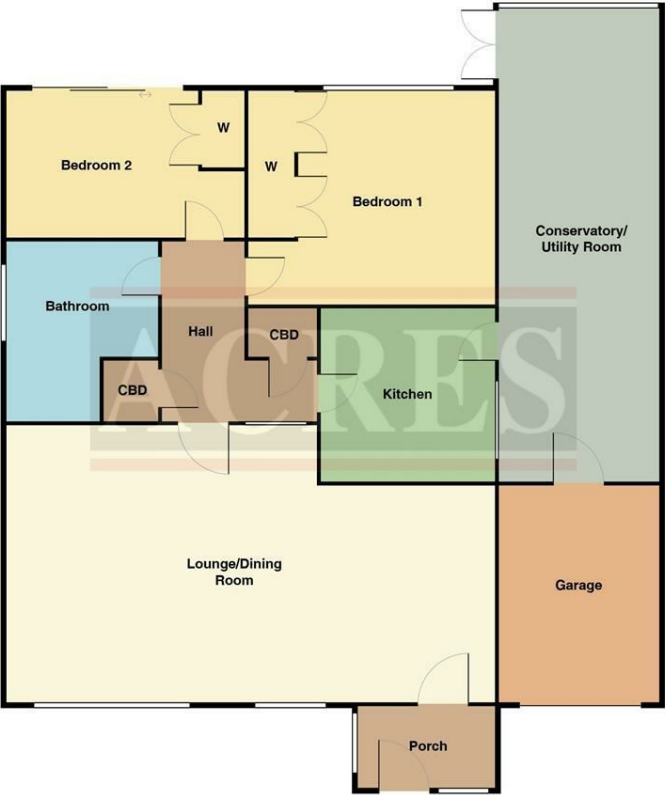
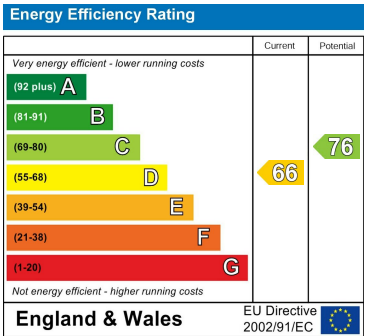
Rear Garden  
A particular feature of the property is its private and south facing rear garden. A paved patio provides an ideal seating and entertaining area, with steps and handrail leading up to the main lawn. The garden is beautifully enclosed by mature shrubs, bushes and trees, creating a secluded environment. Raised planting beds add further interest, while side access to the property enhances practicality.



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 BAND : E COUNCIL :

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.