

2 BARNS CROFT, LITTLE ASTON, B74 3BW







Offers Around £1,250,000

This truly delightful detached freehold bungalow has been thoughtfully designed, significantly improved and renovated to an exacting specification throughout. Complemented by gas central heating and double glazing, the property offers beautifully presented, spacious accommodation ideally suited to the discerning purchaser seeking a refined and exceptionally comfortable single-storey residence.

Occupying a highly regarded and sought-after position off Roman Road, Little Aston Park, this charming home is set close to Streetly Village, where you will find a variety of restaurants, shops, cafés and everyday amenities. Sutton Park, with its wonderful natural scenery, woodland, lakes and extensive walkways, is similarly close at hand, whilst open countryside is also just a short stroll away. Excellent road links provide convenient access to the wider area, making this a superbly placed home combining peace, convenience and quality.

The accommodation is approached through a welcoming reception hall, with guest cloakroom/W.C. off. There is a substantial rear lounge with feature fireplace, creating a particularly comfortable room for relaxing, together with a separate dining room for family gathering or entertaining. To the rear is a garden room, where a wide roof lantern allows an abundance of natural light to flood the space and creates a lovely outlook towards what is truly an exceptional garden.

The comprehensively fitted breakfast kitchen has been designed with both style and practicality in mind, offering a generous range of fitted units, integrated appliances and a central island, making it an excellent space for home cooking with ease. A useful utility room leads off.

An inner hallway accesses the bedrooms, headed by an impressive principal bedroom suite with walk-in wardrobe together with further fitted wardrobes and a beautifully appointed contemporary en-suite shower room. Bedroom two also benefits from fitted wardrobes and has access to a Jack & Jill en-suite bathroom, whilst bedroom three has been fitted to provide a home office/den with an extensive range of fitted furniture, making it ideal for those working from home or requiring a flexible additional room.

Externally, the property benefits from a double garage with electric door, whilst

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to the rear is a truly exceptional garden which forms one of the outstanding features of the home. Beautifully established and thoughtfully landscaped, it offers an abundance of mature shrubs, bushes, trees and colourful planting, together with a number of attractive seating areas from which to enjoy the surroundings. The garden enjoys a high degree of privacy and has a wonderfully peaceful and tranquil feel, providing an idyllic setting for quiet relaxation, summer dining or simply enjoying the changing seasons. Viewing is highly recommended to fully appreciate the quality, space and setting on offer.

Set back from the roadway behind a multi-vehicular, tarmac driveway, access to the property is gained via:

RECESSED PORCH: Multi-locking front door with double glazed insets, opens to:

WELCOMING RECEPTION HALLWAY: Two obscure double glazed windows to front, double radiator, cloaks cupboard.

GUESTS CLOAKROOM/WC: Pvc double glazed window to front, white well appointed suite comprising wall hung wc, wash hand basin, radiator, tiled splash backs, wide storage/display ledge.

IMPOSING, SPACIOUS LOUNGE: 22' x 14' max / 12'6" min Pvc double glazed picture window overlooking the property's delightful garden, coal effect living flame gas fire set within a Minster styled fire surround with hearth and mantle, two double radiators, double glazed double French doors garden room.

DINING ROOM: 13' x 11'9" Double radiator, opening to:

GARDEN ROOM: 16'6" max / 11'3" min x 8'3" Pvc double glazed windows with central double glazed double French doors to garden, wide double glazed roof lantern, under floor heating.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 13'10" x 12' Pvc double glazed window to front, one and a half bowl sink unit set into sweeping granite work surfaces having upstands and down lighters over, comprehensive range of fitted units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, elevated oven with separate microwave, co-ordinating stainless steel gas hob, central island having further base units and space for stools, tall contemporary radiator.







TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G Council: Lichfield


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UTILITY ROOM: 13' x 5' Pvc double glazed window to side, single drainer sink unit set into granite work surfaces with matching upstands, there is a range of fitted wall and base units, integrated additional freezer, recesses for washing machine and dryer.

INNER HALLWAY: Set off reception hall, accessing:

MASTER BEDROOM SUITE: 17' x 12' plus door recess Pvc double glazed window to rear, double radiator, single and two double fitted wardrobes, matching dressing table Walk-in Wardrobe: 7'8" max / 5'9" min x 6'3" max / 4'3" min Pvc double glazed window to rear, three double fitted wardrobes.

FEATURE EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising wall hung wc, wash hand basin, wide walk-in shower unit with glazed shower screen, chrome ladder style radiator, feature tiling to walls and floor.

BEDROOM TWO: 17' x 9'6" Pvc double glazed window to front, radiator, single and three double fitted wardrobes.

JACK & JILL STYLED BATHROOM: Pvc double glazed window to front, matching white suite comprising bath, wall hung wash hand basin, low level wc, enclosed separate shower cubicle with glazed splash screen, tiling to walls and floor, radiator.

HOME OFFICE/BEDROOM THREE: 13' x 9' Pvc double glazed window to rear, fitted wraparound desk unit having a range of additional fitted units to both base and wall level including drawers, radiator.

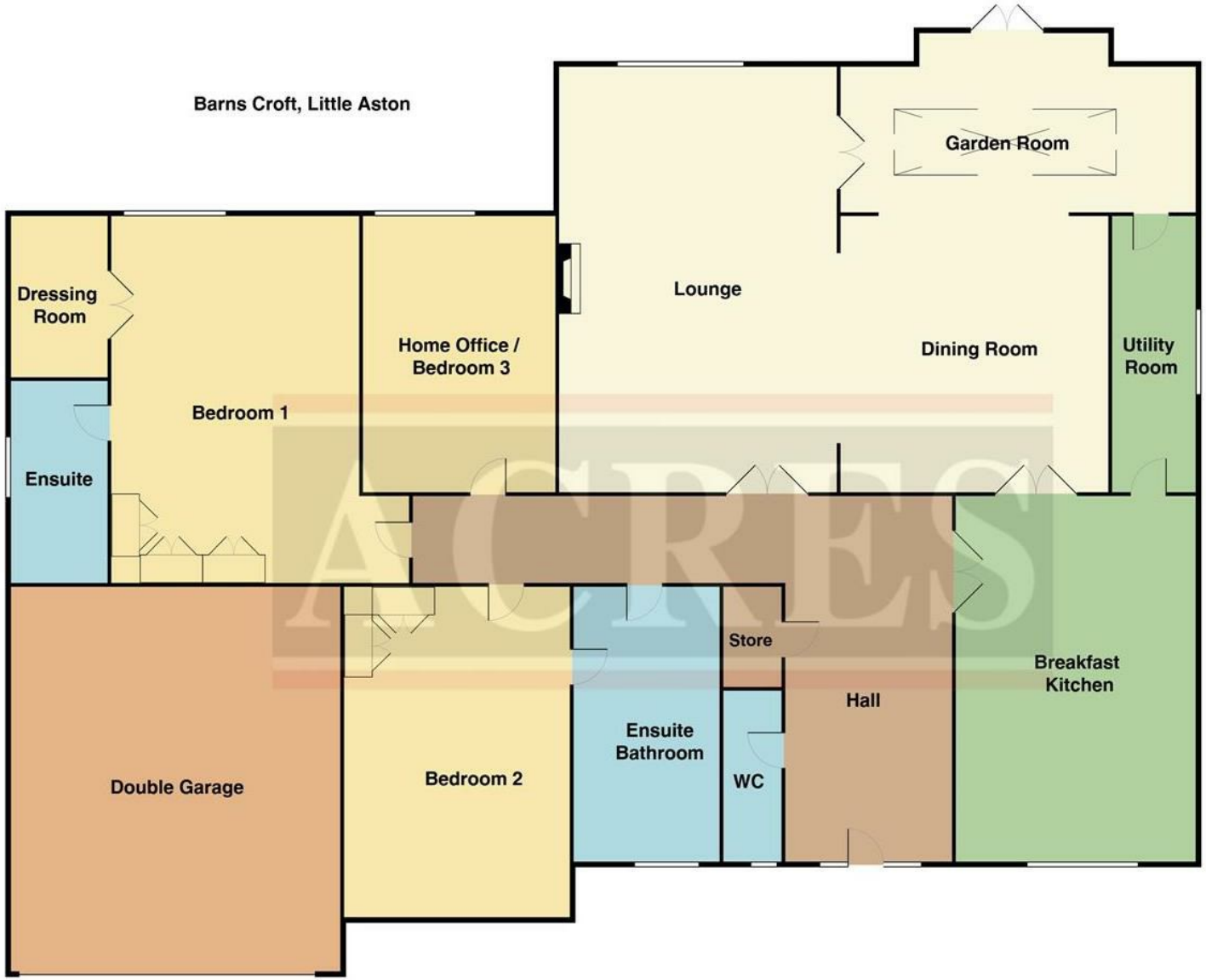
DOUBLE GARAGE: Remote controlled electric garage door (Please check the suitability for your own vehicles)

OUTSIDE: Patio area opens to a truly outstanding landscaped rear garden having an abundance of shrubs, bushes, trees and flowerbeds, pathways lead round the garden providing different vistas of this delightful outdoor area, which additionally has a greenhouse, summerhouse and complete privacy.

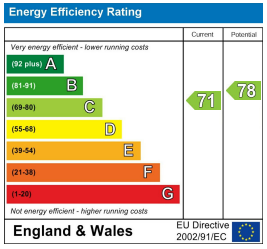
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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.