



Ashfurlong Crescent, Sutton Coldfield

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## Property Description

Positioned within a well-regarded residential area of Sutton Coldfield, this detached bungalow on Ashfurlong Crescent presents an excellent opportunity for buyers seeking single-storey living with scope to personalise and enhance. The property occupies a generous plot with an established rear garden, offering both privacy and potential for further landscaping or extension, subject to the necessary consents.

Internally, the accommodation is well-proportioned throughout, with a spacious lounge providing the main reception area and a substantial sunroom to the rear extending the living space significantly. This additional reception area enjoys views over the garden and offers flexibility for a range of uses, whether as a dining space, second sitting room or garden room.

The kitchen is functional in its current layout, with scope for modernisation or reconfiguration to better suit contemporary living preferences. Both bedrooms are well-sized, with the principal bedroom offering comfortable proportions and the second bedroom suitable for guests, a home office or additional living space depending on requirements.

Externally, the property benefits from a driveway leading to a garage, alongside a mature rear garden which enhances the overall appeal. This is a property that will particularly suit downsizers or buyers looking for a bungalow they can adapt over time, making it a genuine must see in order to appreciate both the space on offer and the potential available.

## Lounge

A spacious main reception room with ample space for both seating and additional furniture, offering flexibility for modern living arrangements

## Sunroom

A substantial additional reception space overlooking the rear garden, ideal as a dining area, second lounge or garden room.

## Kitchen

A functional kitchen space with potential for updating or reconfiguration to create a more contemporary layout.

## Bedroom One

A well-proportioned double bedroom positioned to the front of the property.

## Bedroom Two

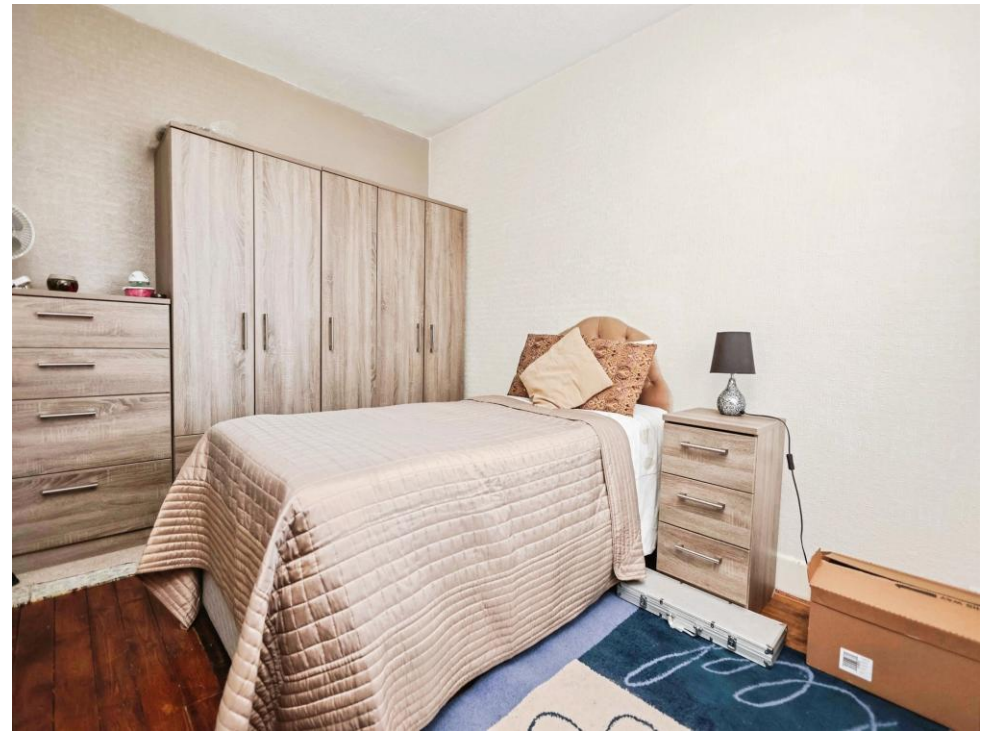
A versatile second bedroom suitable for guests, a home office or additional living space.

## Garage

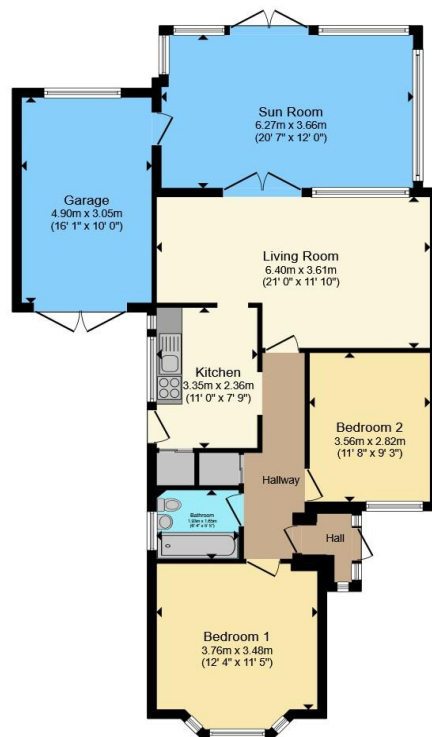
Providing useful storage space or secure off-road parking.











Total floor area 105.6 m<sup>2</sup> (1,136 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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