

CORNERWAYS BUNGALOW, ROMAN ROAD, LITTLE ASTON PARK, B74 3AA







OFFERS AROUND - £1,350,000

Set on a deep driveway off the well regarded, highly sought after Roman Road, Little Aston Park, this spacious, imposing, freehold, detached bungalow offers the potential and scope for significant alteration and/or enlargement, subject to the necessary regulations/planning permission. Complemented by gas central heating and having double glazing (both where specified).

Just a short stroll from Streetly Village where there are a host of shops and restaurants, the property is similarly placed for Sutton Park, furthermore, there are excellent public transport facilities locally, including access to the Cross City rail line at Four Oaks station.

Positioned upon a generous, mature, tree lined plot, to fully appreciate the property on offer, it's true proportions and further potential, we highly recommend an internal inspection. Briefly comprising, welcoming reception hall, guests cloakroom/w.c., generous, spacious lounge with open fire, sitting/day room, dining room, breakfast kitchen, an inner hallway gives access to two generous double bedrooms, the master having a dressing room off, as well as white en-suite bathroom, furthermore, there is an ensuite bathroom to bedroom two. The property offers the option of a third bedroom or sitting room with additional separate bathroom. Furthermore there is both a double and single garage. Externally there are gardens to the side and rear with the property having the feature of a heated outdoor swimming pool.

Set back from the roadway behind a tree lined driveway, there is a generous parking area to fore. Access is gained to the property via:

RECESSED PORCH: Timber stained door opens to:

RECEPTION HALL: Obscure window to front, radiator.

GUESTS CLOAKROOM: Double glazed obscure window to front, white wash hand basin with double base unit beneath, radiator. Door to:

GUESTS W.C.: Obscure double glazed window to front, white low flushing w.c.

The Property Ombudsman

Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk


SALES
ACRES
LETTINGS

IMPOSING, SPACIOUS LOUNGE: 24'0" max x 15'3" min x 23'0" max x 16'0" min Double glazed patio doors to rear, marble fireplace with hearth and mantle and central open real fire grate, two double radiators.

SNUG/DAYROOM: 12'3" x 8'8" Double glazed window to rear, two radiators.

DINING ROOM: 14'0 x 13'4" Double glazed patio doors to rear, radiator.

WALK IN 'LIBRARY'/STORE: 6'7" x 3'6" Having fitted book shelving.

FITTED BREAKFAST KITCHEN: 15'1" x 13'9" Double glazed window to front with shutters, double bowl sink unit set into sweeping worksurfaces with tiled splashbacks, there is a comprehensive range of fitted units to both base and wall level, including drawers, recesses for cooker, dishwasher, space for fridge freezer, central space for breakfast table, tiled floor, **WALK-IN PANTRY: 8'9" x 3'3"** Double glazed window to front, shelving.

INNER HALLWAY: PVC double glazed stable door to rear, double glazed Velux roof light, door to garage, doors to:

UTILITY ROOM: 12'6" x 6'6" Internal window, twin Belfast sink having double base unit beneath, together with timber draining board, base unit beneath, spaces for washing machine, dryer and fridge freezer, radiator.

DAY ROOM/OPTIONAL BEDROOM THREE: 13'7" x 11'2" Double glazed window to rear, double radiator.

BATHROOM: Double glazed obscure window to front, matching white suite comprising bath, wall hung wash hand basin, low flushing w.c., bidet, tiled splashbacks, ladder style radiator.

RECEPTION HALL OPENING TO FURTHER HALLWAY: Radiator, deep airing cupboard with shelving, door to garage.

MASTER BEDROOM: 21'1" x 13'5" Double glazed window to rear, four double and two single fitted wardrobes, radiator.

DRESSING ROOM: 12'9" x 10'6" Double glazed window to rear, part double glazed stable door to side, radiator, double fitted wardrobe.







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.



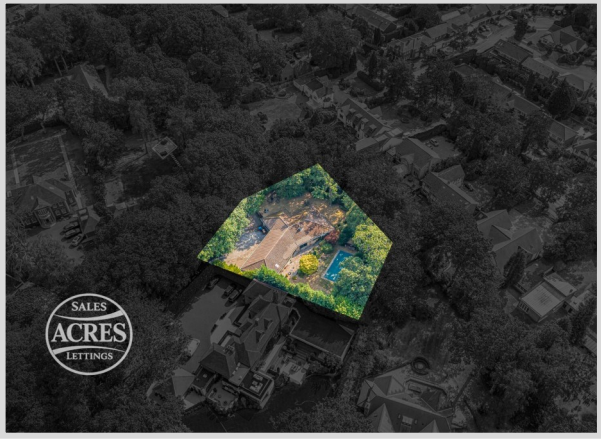












EN-SUITE BATHROOM: 12'8" x 10'3" Two double glazed windows to side, radiator, matching white suite comprising bath, enclosed separate shower cubicle, his and hers wash hand basins, bidet, low flushing w.c., half height tiled splashbacks.

BEDROOM TWO: 16'0" x 14'7" x 12'7" plus door recess Double glazed window to front, radiator, three double fitted wardrobes.

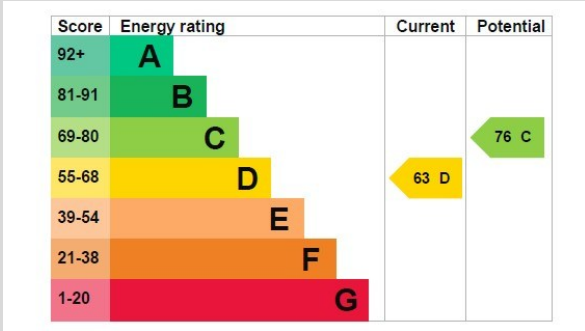
EN-SUITE BATHROOM: Double glazed obscure window to front, matching white suite comprising bath, wash hand basin, low flushing w.c., bidet, chrome heated towel rail, radiator.

DOUBLE GARAGE: 20'7" x 20'1" min Double glazed window to side, fitted wall units, pump and filters for swimming pool. **OUTER PORCH:** Part double glazed stable door to garden, shelving.

BOILER ROOM: Providing additional storage area.

LARGE SINGLE GARAGE: 17'9" x 13'6" Electric remote control garage door, half obscure glazed door to side.

OUTSIDE: Paved patio area with outside tap to a lawned rear garden having mature shrubs, bushes and trees together with heated outdoor pool measuring approximately **36'0" x 12'6"** with side summer house. There are further lawned gardens to both the rear and side with additional mature trees shrubs and bushes, timber fencing together with a brick built garage styled storeroom, being approximately **15'0" x 8'6"**



The Property Ombudsman

ctsi APPROVED CODE TradingStandards.uk

Council Tax Band: G


SALES
ACRES
LETTINGS



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.