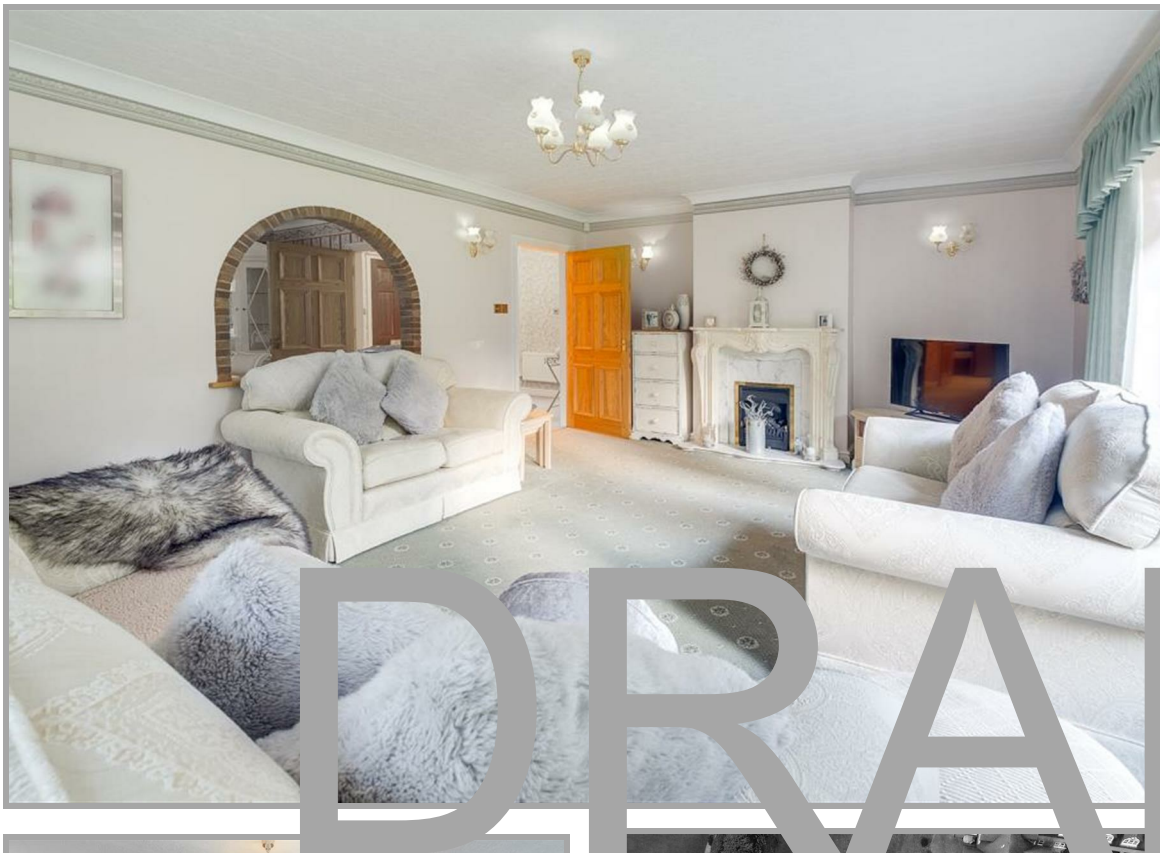


DRAFT

For Sale
ACRES
Collection
323 3088

LONGFIELD DRIVE, LITTLE ASTON PARK, B74 3UT
OFFERS OVER £1,000,000



Set in an exclusive, prized, sought after location, within Little Aston Park, this well presented, freehold, detached bungalow, provides the opportunity and scope (subject to all necessary permissions) for alteration/enlargement. Enhanced further by its generous, mature, private plot, the property is complemented by gas central heating and double glazing (both where specified).

Streetly Village, with it's host of shops, restaurant and cafes, is positioned within only a few hundred metres radius, where you will also find the delightful Sutton Park, with all its natural beauty and mature walkways.

Excellent public transport links are available in the area, including the Cross City rail line, furthermore there is access to Midlands motorway links, together with the M6 toll.

Briefly comprising enclosed porch, welcoming reception hall having guests cloakroom/wc, dual aspect rear lounge, dining room, fitted breakfast kitchen with integrated appliances and utility room. The property offers two double bedrooms, the master having fitted wardrobes, together with a separate dressing room off and a white en-suite bathroom, furthermore bedroom two additionally features an additional en-suite bathroom. Externally there is a double garage and mature, private garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular, block paved driveway having side lawn, access is gained to the property via a part glazed door opening to:

FULLY ENCLOSED PORCH: Window to drive, door to:

RECEPTION HALL: Obscure windows to driveway, two radiators, three double built-in storage cupboards.

GUESTS CLOAKROOM/WC: Obscure glazed window, matching white suite comprising low flushing wc, wash hand basin, radiator.



**74a Walsall Road, Four Oaks, Sutton Coldfield, West
Midlands, B74 4QY**

Tel: 0121 323 3088 Email: fouroaks@acres.co.uk



ATTRACTIVE LOUNGE: 19'9" x 13'6" Double glazed windows to side and rear elevations with double glazed French door to garden, radiator, coal effect living flame gas fire set on a marble hearth having matching recess and Louis style fire surround.

DINING ROOM: 17'2" x 11'1" Double glazed square bow window to side, radiator.

FITTED BREAKFAST KITCHEN: 17'10" x 9'9" Double glazed windows to side and front driveway, one and a half bowl sink unit having base unit beneath, there is a further range of fitted units to both and wall level including drawers, elevated oven having separate grill, complementary work surfaces having tiled splash backs, fitted gas hob with extractor canopy over, integrated dishwasher & fridge, double radiator, space for breakfast table.

UTILITY ROOM: 14'3" x 6'5" Double glazed windows and door to outside, single drainer sink unit having base unit beneath, fitted units to both base and wall level, work surfaces with tiled splash backs, recesses for washing machine and dryer. Storage cupboard. Linen cupboard.

BEDROOM ONE: 14' x 13' Double glazed bow window overlooking garden, four double fitted wardrobes to full width, radiator.

WALK-IN DRESSING ROOM: 9'10" x 6'8" into wardrobes x 4'8" to doors. Obscure double glazed window to side, radiator, three double fitted wardrobes with storage cupboards above.

EN-SUITE BATHROOM: Obscure double glazed window to garden, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, fitted wall units, radiator.

BEDROOM TWO: 14' x 9'10" Double glazed windows to front and side, 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





EN-SUITE BATHROOM: Obscure double glazed window, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs and floor, double radiator.

DOUBLE GARAGE: 18' x 14'8" Electric remote controlled garage door, two double glazed windows to side, door to utility (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area to a lawned rear gardens set to side and rear, enclosed by mature shrubs, bushes and hedge providing a high degree of privacy, timber shed.

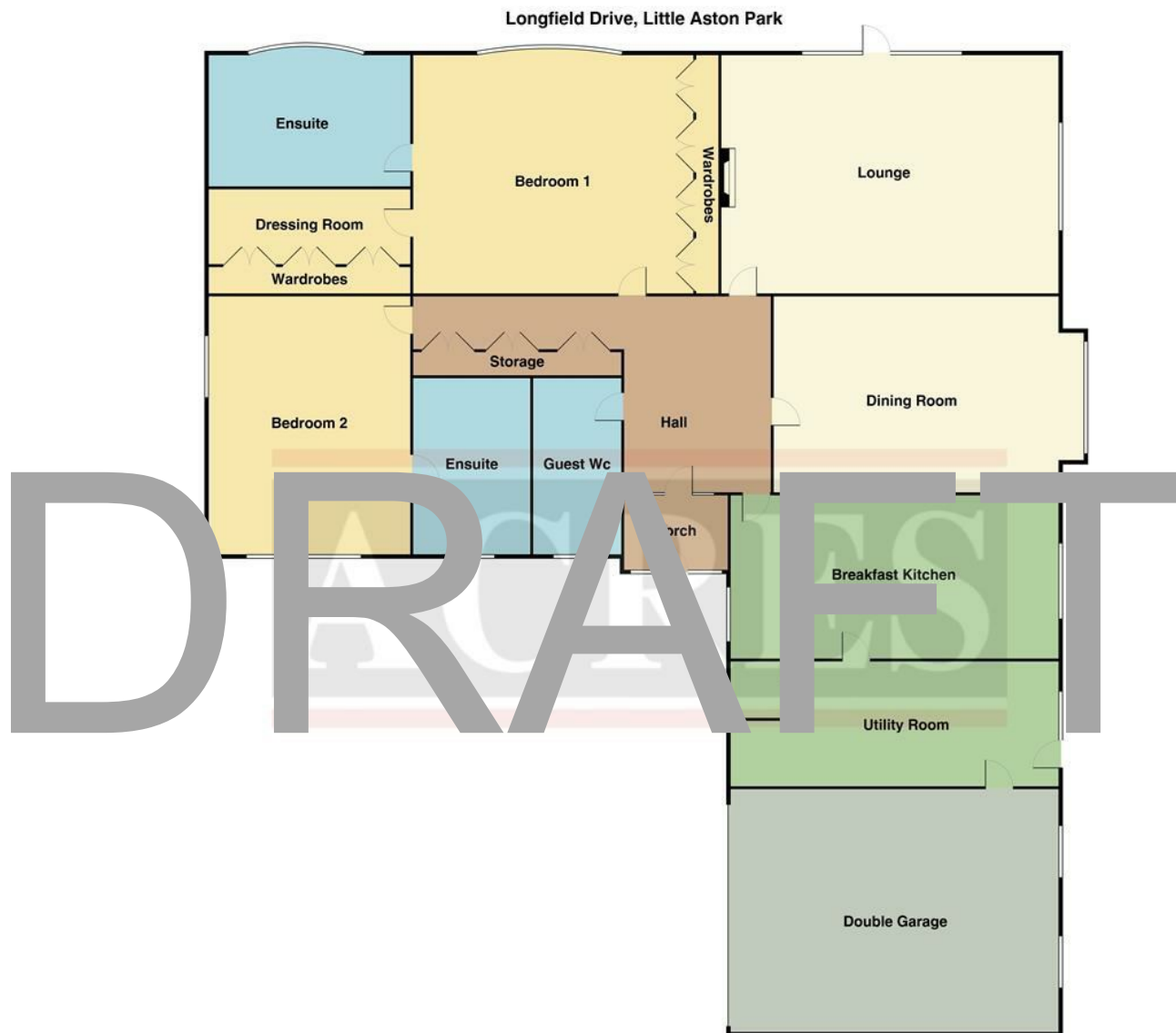


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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-40) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 63 | 79 |
| EU Directive 2002/91/EC | | |

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.