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JERON, ENDWOOD DRIVE, LITTLE ASTON PARK, B74 3AJ

OFFERS AROUND - £1,200,000

Approached via a deep driveway and set discreetly behind twin gates off Endwood Drive, this distinguished four bedroom detached bungalow occupies a magnificent, secluded plot within the highly regarded Little Aston Park Estate— unquestionably one of the most prestigious residential addresses in North Birmingham.

A sense of privacy defines the setting, with mature grounds enveloping the property to the side and rear. The scale of the plot is outstanding, being approximately 0.48 acres, affording both immediate enjoyment and significant future potential (subject to the necessary planning consents). Sutton Park — some 2,400 acres of natural beauty — lies only a few hundred metres away, while the boutique amenities, cafés and restaurants of Streetly Village are conveniently positioned nearby. The area is exceptionally well connected, benefiting from excellent road links and access to the Cross City rail line, placing Birmingham & Lichfield city centres within easy reach.

Internally, the accommodation unfolds from a welcoming reception hall, creating an immediate impression of proportion. To the rear, a generously scaled lounge enjoys an Inglenook recess and flows effortlessly into a dining area, forming a superb open-plan arrangement for entertaining or relaxed family living. The breakfast kitchen is complemented by a separate utility room, while a versatile snug — or home office if preferred — provides additional flexibility for modern lifestyles.

An inner hallway leads to the property's four bedrooms. The principal suite benefits from a white ensuite bathroom, while a family shower room serves the remaining bedrooms and could, if desired, be reconfigured back to a traditional bathroom arrangement.

Externally, the property is further enhanced by a double garage and beautifully private rear gardens incorporating a loggia — an elegant, sheltered space ideal for outdoor dining or quiet retreat. The property of course also benefits from gas central heating and double glazing (both where specified). Viewing is essential to fully appreciate the quality of the position and the potential it presents.



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Set off Endwood Drive beyond a deep tarmac driveway, twin gates open to multi-vehicular off road parking, enclosed by mature shrubs, bushes and trees. Access is gained to the property via a timber stained door having glazed inset opening to:

FULLY ENCLOSED PORCH: Obscure window to fore, glazed door opens to:

WELCOMING RECEPTION HALL: Wood laminate flooring, inner hallway off.

GUESTS CLOAKROOM/WC: Obscure pvc double glazed window to front, white low flushing wc, matching wash hand basin, radiator, cloaks cupboard, tiling to walls and floor.

GENEROUS REAR LOUNGE: 19'6" x 11'6" Pvc double glazed windows with central double glazed double French doors to rear garden, wide Inglenook style recess with timber beam over, double radiator, being open plan to:

DINING AREA: 15'6" x 11'9" Pvc double glazed window to side, double radiator.

BREAKFAST KITCHEN: 19' x 11'3" Pvc double glazed twin aspect windows, one and a half bowl sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, recesses for appliances, space for breakfast table, double radiator.

UTILITY ROOM: 16'4" x 6'3" Pvc double glazed window to side, together with double glazed door, fitted wall and base units, rolled edge work surface having inset sink unit, space for appliances, radiator, tiled floor.

STORE/BOILER ROOM: 12'3" x 4'4" Tiled floor.

SNUG/DAY ROOM: 12'6" x 11'9" Pvc double glazed window to front, radiator.

INNER HALLWAY: Double airing cupboard.

BEDROOM ONE: 15'1" x 13' plus wardrobe recess Pvc double glazed bow window to fore, double radiator, wardrobe/dressing table recess.



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: Pvc double glazed obscure window to fore, matching white suite comprising bath, wash hand basin, low flushing wc, radiator, tiling to walls and floor.

BEDROOM TWO: 15'10" max / 13'9" min x 9'7" Pvc double glazed window to rear, two double fitted wardrobes, having three double storage cupboards above, central dressing table recess, double and single built-in wardrobes, double radiator.

BEDROOM THREE: 12'8" x 11' Pvc double glazed window to rear, built-in double wardrobe radiator.

BEDROOM FOUR: 12'8" x 9'4" Pvc double glazed window to rear, radiator.

FAMILY SHOWER ROOM: Pvc double glazed obscure window to fore, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with double base unit beneath, low flushing wc, heated towel rail, additional radiator, tiling to walls and floor.

OUTSIDE: Paved patio area to a lawned rear and side garden, enclosed by mature shrubs, bushes, privet hedging and trees, being well screened and of an approximate southerly aspect.

LOGGIA: 20' x 6' Wide opening to garden.

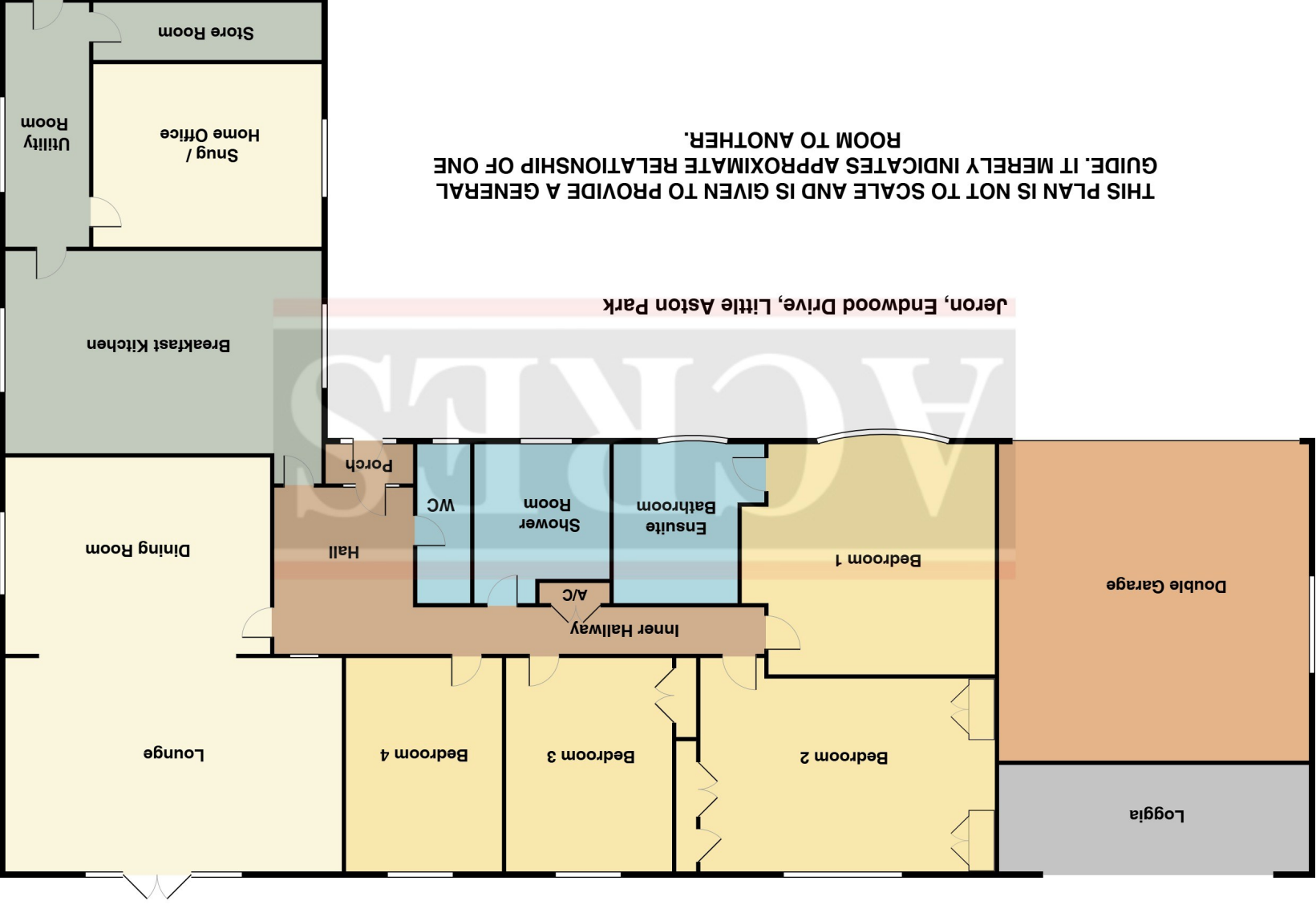
DOUBLE GARAGE: 20'6" x 19'2" Up and over door, window to side. (Please check the suitability of this garage for your own vehicle)



Council Tax Band: H



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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.