



- Detached bungalow
- Sought after residential location
- Spacious lounge
- Fitted kitchen
- Separate dining room
- Two generous double bedrooms
- Conservatory overlooking the garden
- Contemporary Shower room
- Large, private rear garden
- Internal viewing is recommended



EAST VIEW ROAD, SUTTON COLDFIELD, B72 1JA - £475,000

Situated in a desirable residential location, this attractive two bedroom detached bungalow is ideally positioned close to a range of local amenities including shops, transport links and well regarded schools, making it perfectly suited for a variety of buyers. The property enjoys a generous plot with a welcoming frontage and ample off road parking, offering both convenience and kerb appeal. Internally, the home provides spacious and well maintained accommodation throughout, including a bright lounge with feature fireplace, a fitted kitchen with space for dining, and a separate dining room with access to the garage. The property further benefits from two double bedrooms, a modern bathroom, and a delightful conservatory overlooking the generous rear garden, making it an ideal home for those seeking single storey living with versatile space. Accessed via a generous block paved in and out driveway providing ample off road parking for multiple vehicles, the property enjoys an attractive central lawned area with well established bushes to both sides, creating a welcoming approach to this detached bungalow.

PORCH: PVC double glazed door to front with a PVC double glazed window to side, providing access into the main accommodation.

HALLWAY: Entered via a single glazed stained glass door with matching stained glass windows to both sides, this spacious and inviting hallway benefits from a radiator, a useful storage cupboard with loft access point, and doors leading to all principal rooms.

LOUNGE: (12'02" x 11'08") A comfortable and well proportioned reception room featuring a PVC double glazed bow window to the front, radiator, and a charming gas coal effect fire set on a tiled hearth with decorative surround, creating a cosy focal point.

KITCHEN: (15'05" max x 11'05" min x 10'09" max / 5'01" min) Fitted with a range of matching base and wall units with drawers, complemented by roll top wood effect work surfaces incorporating a sink and drainer unit. There is an integrated fridge freezer, space for an oven with extractor hood over and tiled splashbacks, along with ample room for a breakfast table. A PVC double glazed window overlooks the rear garden.

DINING ROOM: (11'05" x 8'08") A versatile space ideal for formal dining, having a PVC double glazed window to the rear and a part PVC double glazed door leading out to the garden. The room also benefits from a radiator and an internal door providing access to the garage.

BEDROOM ONE: (11'04" x 10'05") A well sized double bedroom with a PVC double glazed window to the front, radiator, and built in storage cupboard.

BEDROOM TWO: (12'01" x 10'11") Another generous double bedroom featuring a PVC double glazed French door opening into the conservatory, radiator, and built in storage cupboard.

CONSERVATORY: (11'10" x 9'07") A bright and airy addition to the home with PVC double glazed windows to the side and rear, French doors opening to the side, tiled flooring, and a radiator, making it suitable for year round use.

BATHROOM: Fitted with a contemporary suite comprising a large walk in shower, low flushing WC, and a hand wash basin set within a floating vanity unit. The room is finished with tiled surrounds, tiled flooring, a chrome effect ladder-style radiator, and an obscure PVC double glazed window to the rear.

REAR GARDEN: A substantial and private garden featuring two large lawned areas, one enhanced by a central white stone feature ideal for seating or planting. There is a block paved patio area, a paved pathway running through and to the side of the garden, a shed to the rear, and well maintained bushes and shrubs to the boundaries providing privacy.

GARAGE: (17'02" x 8'11") Accessed via opening doors to the front, with an internal door to the dining room. Offering excellent storage space or potential for conversion (subject to relevant permissions) (Please check the suitability of this garage for your own vehicle)



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)

COUNCIL TAX BAND: E **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

| 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 | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| 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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.