



Roman Lane

Little Aston Park, Sutton Coldfield, B74 3AE



Sutton Coldfield
Fine Residential

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A VERY SPACIOUS WELL MAINTAINED BUNGALOW WITH INDOOR SWIMMING POOL AND ENJOYING A MATURE SECLUDED SETTING IN THIS EXCLUSIVE RESIDENTIAL LOCATION.

This very spacious bungalow occupies a delightful setting in the heart of the exclusive private Little Aston Park Estate. All amenities are available including local shops at Streetly Village, schools for all ages and Sutton Park.

Attractive in appearance with rendered elevations the property stands well back behind a lawned foregarden with mature shrubs, bushes and sweeping block paved driveway.

The gas centrally heated, double glazed accommodation briefly includes:

Enclosed Porch

Reception Hall with deep ceiling cornice and rose.

Guest Cloakroom wc, wall mounted washbasin with cupboard below and mirror above. Ceramic wall tiling.

Cloakroom recently installed Worcester gas boiler.

Inner Hallway with deep ceiling cornice and two roses.
Double door airing cupboard.





Lounge decorative tiled fireplace with gas coal effect fire and timber surround. Deep ceiling cornice and two roses, patio doors to the gardens and double doors to:

Dining Room marble fireplace with gas coal effect fire, deep ceiling cornice and patio doors to the garden.

Breakfast/Kitchen an extensive range of painted style cabinets with polished granite worksurfaces and integrated appliances. Inset 1 ½ bowl sink, floor cupboards and drawers, wall cupboards Falcon range style cooker with extractor hood above, built in dish washer and fridge. Dresser unit with glass fronted display cabinet, ceramic wall tiling and window to side. Door to sun terrace and garden.

Utility with matching cabinets and worksurface, inset sink with cupboard below, wall cupboards and tall storage cupboard. Plumbing for washing machine and ceramic floor tiling.

Games Room with terracotta tiled floor, fitted cupboards and three arched windows overlooking the front gardens.

Bar with sink.

Indoor Swimming Pool with heated 9.7m x 4.5m pool and diving board, patio doors to sun terrace.

Sauna.

Plantroom with gas boiler and filtration unit.





Boxroom

Main Bedroom with a range of fitted furniture including bed recess with twin bedside units and two fitted double wardrobes either side. Further fitted wardrobes and dressing table, window overlooking the rear gardens.



Study with deep ceiling cornice and window overlooking the gardens at front.

Outside

Double Garage with electric up and over garage door, wall storage cupboards, light and power. Large store room.

Private Gardens with semi-circular paved patio, dwarf walling and borders. Shaped lawns with inset borders and large rockery, variety of mature shrubs, bushes and trees.

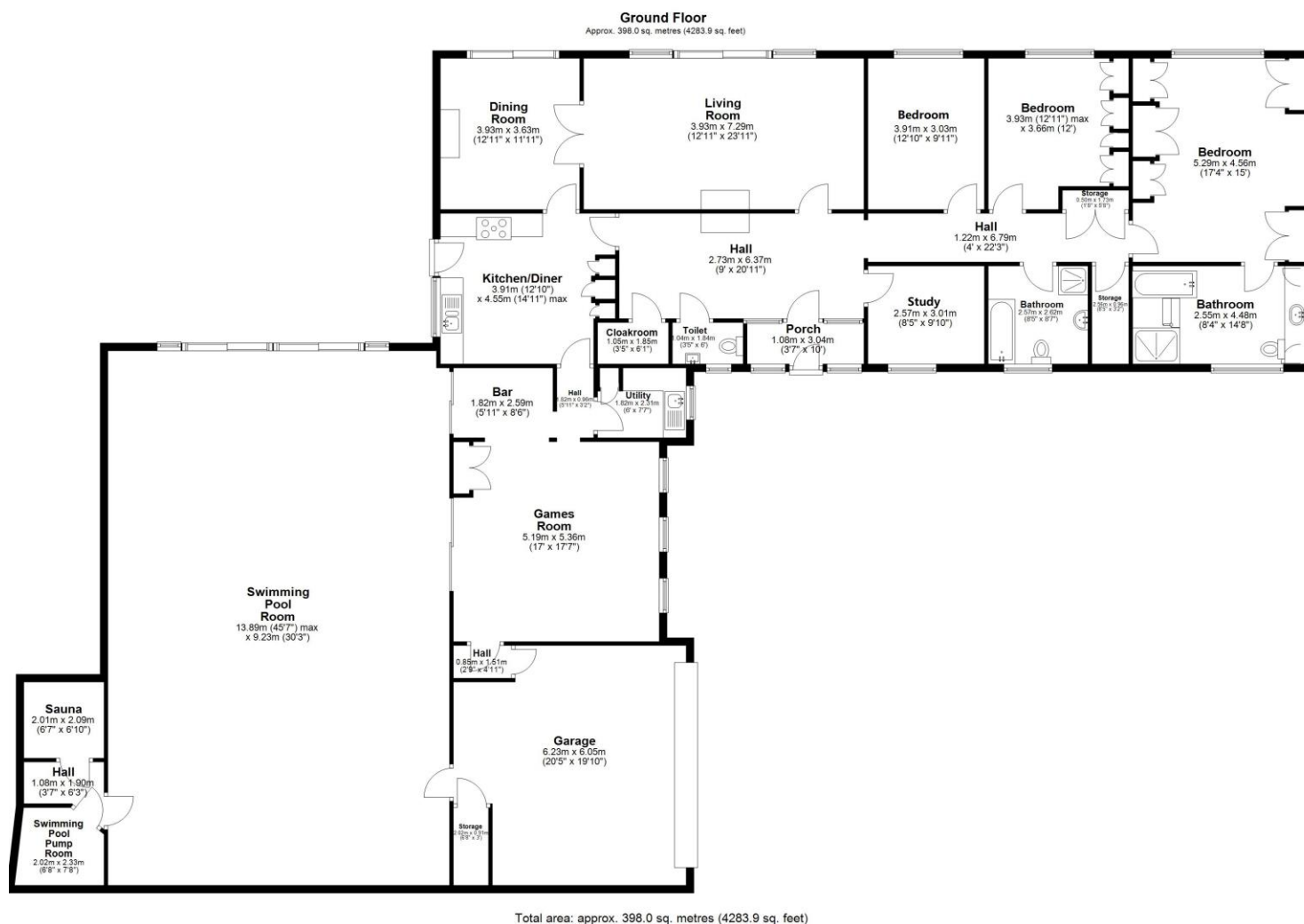
Large Sun Terrace adjacent to the swimming pool.

Gated Side Entrance

Garden Shed.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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