





EMA/7249

## THE PROPERTY

This truly impressive modern detached bungalow situated on this stunning corner plot benefits from superb open views across countryside which will be difficult to match in the local area. The property has been improved and upgraded to the highest of standards by the current owners and affords particularly spacious living accommodation which would appear to be deceiving from the front aspect.

Of particular appeal will be the most impressive lounge with inglenook fireplace, spacious dining room, three excellent double bedrooms, impressive breakfast kitchen and simple delight of the location.

All amenities are available close at hand with a wide variety of shops and services at Aldridge village centre, an excellent public transport network links Aldridge with all neighbouring centres. Close proximity to all main roads gives easy access onto all the regions motorways.

Schools for all ages are available close at hand with the renowned Cooper and Jordan Primary school at The Green, Whetstone Fields off Whetstone Lane, St Mary of the Angels Roman Catholic School in Weston Crescent and Leighswood Primary School all providing primary education with secondary education available at Aldridge Comprehensive School off Tynings Lane and St Francis of Assisi Roman Catholic School off Erdington Road.

Having gas central heating and double glazing the accommodation in greater detail comprises:

**PORCH** which has leaded light French doors out to the front, quarry tiled flooring and lantern lighting.

Through an opaque leaded light door with side panel into a particularly spacious **RECEPTION HALL** has radiator, coving and artex to the ceiling, central heating thermostat control, access to the loft and attractive laminated flooring

A most impressive **LOUNGE** measuring 18' 4" x 17' 10" (5.6m x 5.45m) with uPVC double glazed leaded light French doors and side panels to the rear with outstanding open views, double glazed leaded light picture window to the front, two radiators, a most impressive brick inglenook fireplace having oak mantle, large quarry tiled hearth and shelving and housing a large living flame coal effect gas stove, coving, ornamentation and artex to the ceiling, television aerial point, attractive laminated flooring and telephone point.



A particularly spacious **DINING ROOM** measuring 14' 11" x 11' 8" (4.55m x 3.56m) which again has uPVC double glazed leaded light French doors and side panels out to the rear, radiator, two wall light points, coving, artex and ornamentation to the ceiling and again laminated flooring,

A particularly spacious **BREAKFAST KITCHEN** measuring 11' 7" x 20' 6" (3.54m x 6.27m) having double glazed leaded light picture window to the rear again with stunning aspect, uPVC double glazed French doors through to the conservatory, two double radiators, a range of matching dark oak base units and wall cupboards with display shelving and leaded light china display cabinets, roll top work surface which has inset one and half bowl sink unit with mixer tap and drainer,

stainless steel five ring gas hob with extractor over and similar Zanussi built in double electric oven, space for a microwave, hot and cold plumbing for an automatic washing machine, recess for fridge freezer, plumbing and space for a dishwasher, coving and artex to the ceiling, laminated flooring and useful shelved storage cupboard off.



Through to a most impressive uPVC double glazed **CONSERVATORY** measuring 11' 5" x 11' 5" (3.5m x 3.5m) which again makes the most of the stunning views and has French doors out to the rear, polycarbonate roofing, central ceiling fan light, plentiful power points, television aerial point and again laminated flooring.



**MASTER BEDROOM** measuring 13' 1" x 11' 5" (4m x 3.5m) has uPVC double glazed leaded light French doors out to the side, radiator, laminated flooring, coving and artex to the ceiling and television aerial point.

**EN-SUITE SHOWER ROOM** off which has double glazed leaded light opaque window to the side, double radiator, low level W.C., vanity wash hand basin set into work surface with cupboard and drawer space under, shower cubicle with glazed screen housing a gravity fed shower, full ceramic tiling to the walls, coving and artex to the ceiling and laminated flooring

**BEDROOM 2** measuring 15' 8" x 9' 6" (4.8m x 2.9m) has double glazed leaded light picture window to the front, radiator, coving and artex to the ceiling and laminated flooring.

**BEDROOM 3** another excellent double bedroom measuring 9' 6" x 12' 6" min & 15' 10" max (2.92m x 3.82m & 4.84m) with double glazed leaded light picture window to the front, radiator, coving and artex to the ceiling and laminated flooring.

**FAMILY BATHROOM** has double glazed leaded light opaque window to the side, radiator, suite comprising low level W.C., vanity wash hand basin set into work surface with cupboard space under, large corner bath with two hand rails, mixer tap including shower attachment, full ceramic tiling to the walls, coving and artex to the ceiling and laminated flooring.

## OUTSIDE

To the rear of the property is a truly impressive rear garden down to the aspect which it offers. Having paved sitting areas, shale detailing and large raised decked sitting area, the garden offers an oasis of tranquillity and appeal which is seldom seen in a property of this type and location, the garden has lawn, attractive mature beds of shrubs, plants, conifers and trees, large Koi pool with decking surrounding and sitting area, further

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