



Not for marketing purposes INTERNAL USE ONLY

Aldermore Drive
Sutton Coldfield



Property Description

A well presented 4 bedroom plus dressing room double fronted family detached home, Located in a quiet cul-du-sac location on an excellent sized plot and in excellent school catchment area for primary and senior schools. The home sits close to a park and woodland walk area making the home highly suitable for families. There is a good sized driveway providing ample off road parking and a double detached garage. The accommodation comprises a good sized reception hall with dog-legged staircase, built-in cloaks cupboard, a good sized family lounge with feature log burner, conservatory, separate dining room, refitted breakfasting kitchen, separate utility room and a guest WC. On the first floor landing there is a master bedroom with built-in wardrobes and an en-suite shower room, 3 further bedrooms and a separate dressing room and a separate family bathroom. the dressing room could be converted into a 5th bedroom if someone wished to. The garden is a wide landscaped and well stocked garden and is private and enclosed. VIEWING ABSOLUTELY ESSENTIAL

Reception Hall

Having door to the front giving access into the entrance hallway and having double glazed window to the front, laminate flooring ,radiator to wall, doors off to understairs storage cupboard and additional built-in cloaks cupboard with shelving and hanging facility. There is a feature dog-legged staircase having stairs leading onto the first floor landing and doors give access into the lounge, dining room, kitchen and guest WC.

Guest Wc

Having low level flush WC, vanity wash hand basin with built-in storage cupboard under, frosted double glazed window to the front and radiator to wall.

Family Lounge

19' 7" x 11' (5.97m x 3.35m)
Having double glazed window to the front, double glazed French doors leading into the conservatory, two radiators to wall, two TV aerial points, decorative coving to ceiling and log burner with feature solid wooden decorative beam over.

Dining Room

10' 1" PLUS THE BAY x 9' 10" (3.07m PLUS THE BAY x 3.00m)
Having double glazed walk-in bay window to the rear, decorative coving to ceiling, radiator to wall and laminate flooring.

Conservatory

12' 2" MAX x 11' 8" MAX TO INC. WINDOWS (3.71m MAX x 3.56m MAX TO INC. WINDOWS)
Being UPVC double glazed conservatory, having floor tiling, ceiling fan and double glazed doors give access into the landscaped garden.

Fitted Kitchen

14' 4" x 8' 6" (4.37m x 2.59m)
Being an impressive modern refitted kitchen, having fitted base units with roll edge work surfaces over and matching upstand, fitted matching wall units, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over and cupboards under, double glazed window to the rear overlooking the rear garden and double glazed window to the side, integrated dishwasher, space and plumbing for an

American style fridge freezer, radiator to wall, spotlight to ceiling, built-in electric oven, breakfast bar area and seating, ample storage, larder and door gives access into the utility room.

Utility Room

6' 4" x 5' 4" (1.93m x 1.63m)

Having fitted base units with work surfaces over, double glazed window to the front, extractor fan to wall, space and plumbing for a washing machine, sink and drainer unit with mixer tap over, double glazed door to the side giving access into the driveway and door gives access to a pantry cupboard which provides excellent storage.

First Floor Landing

Having a feature galleried landing and loft access, doors off to the four bedrooms and the bathroom.

Bedroom One

11' TO THE FRONT OF THE WARDROBES x 11' 4" (3.35m TO THE FRONT OF THE WARDROBES x 3.45m)

Having double glazed window to the front, radiator to wall, TV aerial point, two built-in double wardrobes and door to gives access to the en-suite shower room.

En-Suite Shower Room

Having a shower cubicle, low level flush WC, wash hand basin, frosted double glazed window to the front, wall mounted heated towel rail, extractor fan to wall, spotlights to ceiling, part tiling to walls and tiled flooring.

Bedroom Two

10' 6" x 9' 4" TO THE FRONT OF THE WARDROBES (3.20m x 2.84m TO THE FRONT OF THE WARDROBES)

Having two double glazed window to the rear overlooking the rear garden, radiator to wall, coving to ceiling, built-in double and single wardrobes.

Bedroom Three

9' 3" x 8' 10" (2.82m x 2.69m)

Having double glazed window to the front and radiator to wall.

Bedroom Four

6' 11" x 7' 3" (2.11m x 2.21m)

This room is currently being used as an office. Having double glazed window to the rear and radiator to wall overlooking the rear garden.

Dressing Room

9' 7" x 6' 5" (2.92m x 1.96m)

Having two double glazed window to the rear overlooking the rear garden, radiator to wall. There is a range of built-in double and single wardrobes to the L-shape of the room providing excellent dressing room and storage space, This room could be used as a bedroom if the built-in wardrobes were removed.

Family Bathroom

Having a P-shaped paneled bath with shower over, low level flush WC, pedestal wash hand basin, extractor fan, spotlights to ceiling, part tiling to walls, floor tiling, frosted double glazed window to the front and wall mounted heated towel rail radiator.

Front

There is an excellent sized double width and double length driveway providing ample parking, block paved area to the front of the property, various plants, shrubs and buffer hedge to the front with garden laid to lawn, gated access to the rear garden and access to the double detached garage.

Double Detached Garage

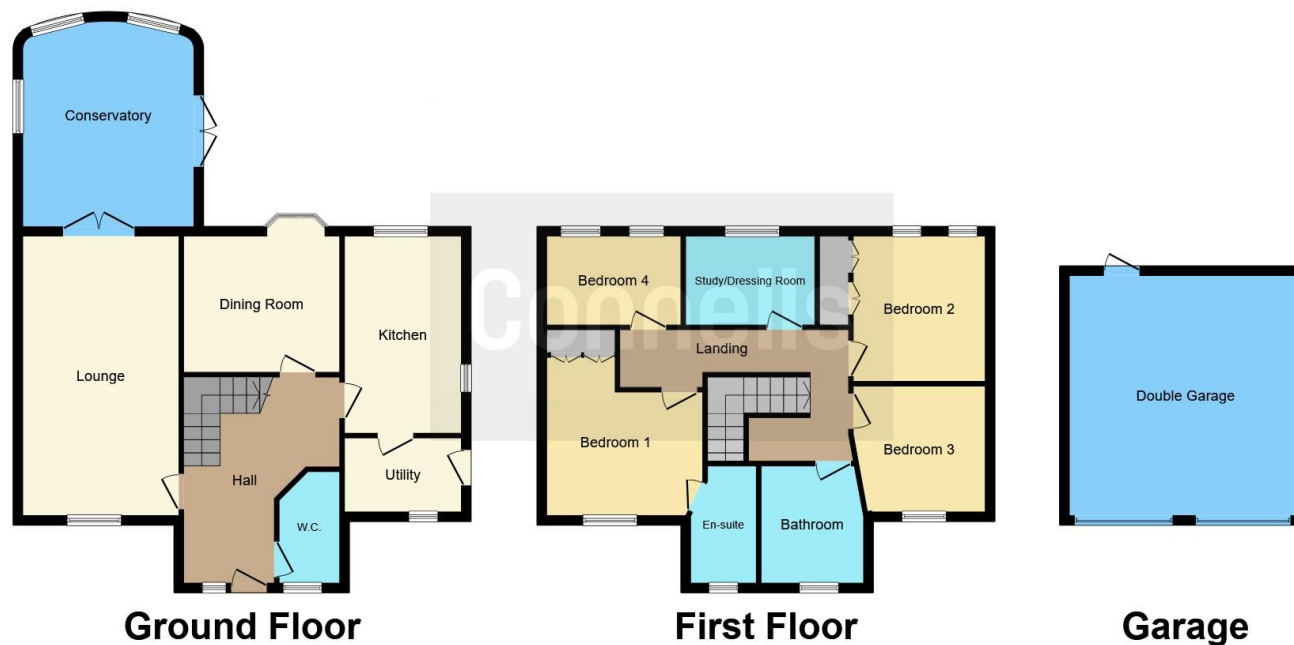
17' 1" x 16' 9" MAX (5.21m x 5.11m MAX)

Having two up and over doors, power and lighting, having pedestrian door giving access into the rear garden and having excellent loft / roof storage space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310136 - 0004