



**Connells**

Alder Way  
Streetly Sutton Coldfield



# Alder Way Streetly Sutton Coldfield B74 3SY

for sale offers over  
**£300,000**



## Property Description

An immaculately presented three double bedroom mid-terrace home, located in a good school catchment area for primary and senior schools. The property comprises an entrance porch, opening directly into an excellent sized family lounge. There is access to a reception room that flexible use, which could be a ground floor bedroom, as it has WC facilities or a second reception room, separate dining room and refitted well presented kitchen. On the first floor landing there are three excellent sized bedrooms and a refitted family bathroom. The property has a driveway to the front, providing ample off road parking and a low maintenance rear garden. Additional benefits include central heating and double glazing.

## Entrance Porch

Having double glazed door giving access into the porch area and door gives access into the family lounge.

## Family Lounge

19' 9" x 10' 4" ( 6.02m x 3.15m )

Having double glazed window to the front, two radiators to wall, two wall light fittings, coving to ceiling, laminate flooring and door to the separate dining room and door to the ground floor reception room / ground floor bedroom.

## Office / Ground Floor Bedroom

12' 9" x 7' 9" ( 3.89m x 2.36m )

Having laminate flooring, two radiators to wall, door gives access into a cupboard which provides excellent storage and houses the gas and electric meters and door to WC.

## Wc

Having low level flush WC, pedestal wash hand basin and splash back tiling.

## Fitted Kitchen

10' 11" x 9' 10" ( 3.33m x 3.00m )

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboard under, decorative splash back tiling, integrated gas hob with built-in cooker hood and extractor fan, built-in electric oven. Space for a dryer, space and plumbing for a washing machine and space for a fridge freezer, coving to ceiling, laminate flooring, telephone point and door gives access into the rear garden.

## Bedroom One

13' x 8' 5" ( 3.96m x 2.57m )

Having double glazed window to the front, radiator to wall and laminate flooring.

## Bedroom Two

11' x 8' 4" ( 3.35m x 2.54m )

Having double glazed window to the rear, radiator to wall and built-in double wardrobes.

## Bedroom Three

9' 6" x 10' 6" ( 2.90m x 3.20m )

Having double glazed window to the front, radiator to wall and door to the boiler cupboard.

## Family Bathroom

Having panelled bath with electric shower over, low level flush WC, wall mounted wash hand basin with two draws under, wall mounted heated towel rail radiator, separate shower cubicle, extractor fan, spotlights to ceiling, tiled flooring and tiling to walls, and frosted double glazed window to the rear.

## Outside Front

Having double driveway providing ample off road parking and outside tap.

## Rear Garden

Being a good sized rear garden, having patio area and a boarder wall with steps, leading up to the garden area which has artificial low maintenance grass, fencing to the perimeter and rear gated access.



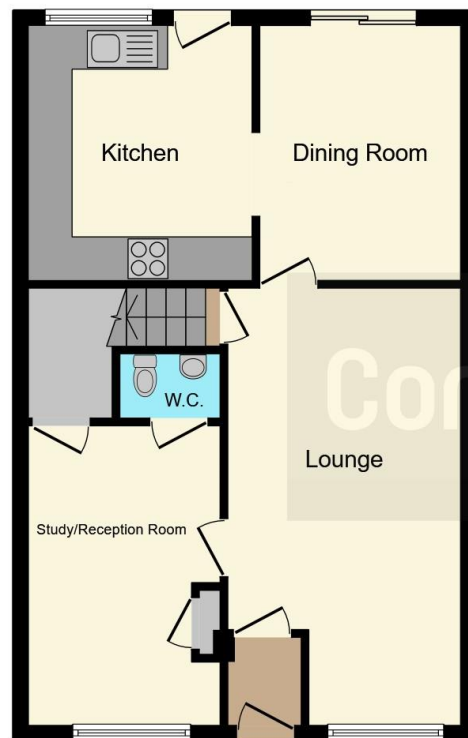




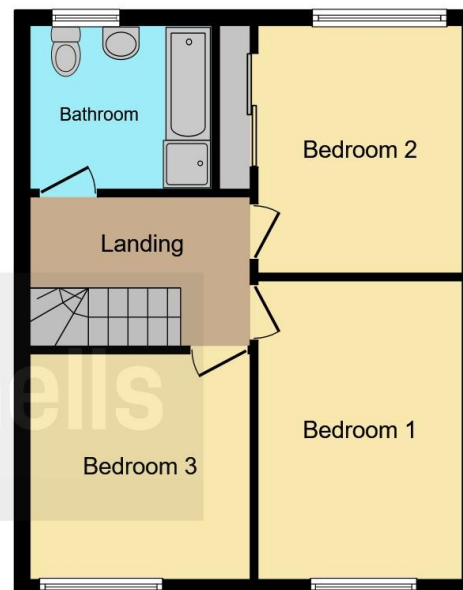








**Ground Floor**



**First Floor**

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**EPC Rating: C**

Tenure: Freehold

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