



Alder Way, Streetly
Sutton Coldfield, B74 3SY

£325,000

Situated in a sought-after location, this well-presented three-bedroom end-terraced home on Alder Way offers a fantastic opportunity for families, first-time buyers, investors, or those looking to downsize. On approach, the property boasts a spacious block-paved driveway, providing ample off-road parking, along with access to the garage and a side entrance leading to the rear garden.

Internally, the home features a welcoming entrance porch, leading into a bright and airy open-plan lounge/dining room – perfect for both relaxation and entertaining. The modern kitchen, overlooking the private rear garden, is well-appointed with contemporary fittings and ample storage. Upstairs, the first-floor landing provides access to three well-proportioned double bedrooms, two of which benefit from fitted wardrobes. The luxury four-piece family bathroom suite adds a touch of elegance and convenience.

To the rear, the low-maintenance garden offers a private and peaceful outdoor space, ideal for enjoying warmer months with family and friends.

Located within close proximity to reputable local schools (catchment areas should be verified), excellent transport links, and a range of amenities, this home is perfectly positioned for convenience and comfort.

Internal viewing is highly recommended to fully appreciate all this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

7' 2" x 3' 4" (2.18m x 1.02m)

Lounge/Dining Room

24' 2" x 10' 4" (7.36m x 3.15m)

Kitchen

10' 11" x 9' 10" (3.32m x 2.99m)

Garage

16' 11" x 7' 11" (5.15m x 2.41m)

First Floor Landing

Bedroom One

10' 11" x 8' 9" (to wardrobe) (3.32m x 2.66m)

Bedroom Two

10' 4" x 9' 10" (3.15m x 2.99m)

Bedroom Three

13' 0" x 8' 5" (max) (3.96m x 2.56m)

Bathroom

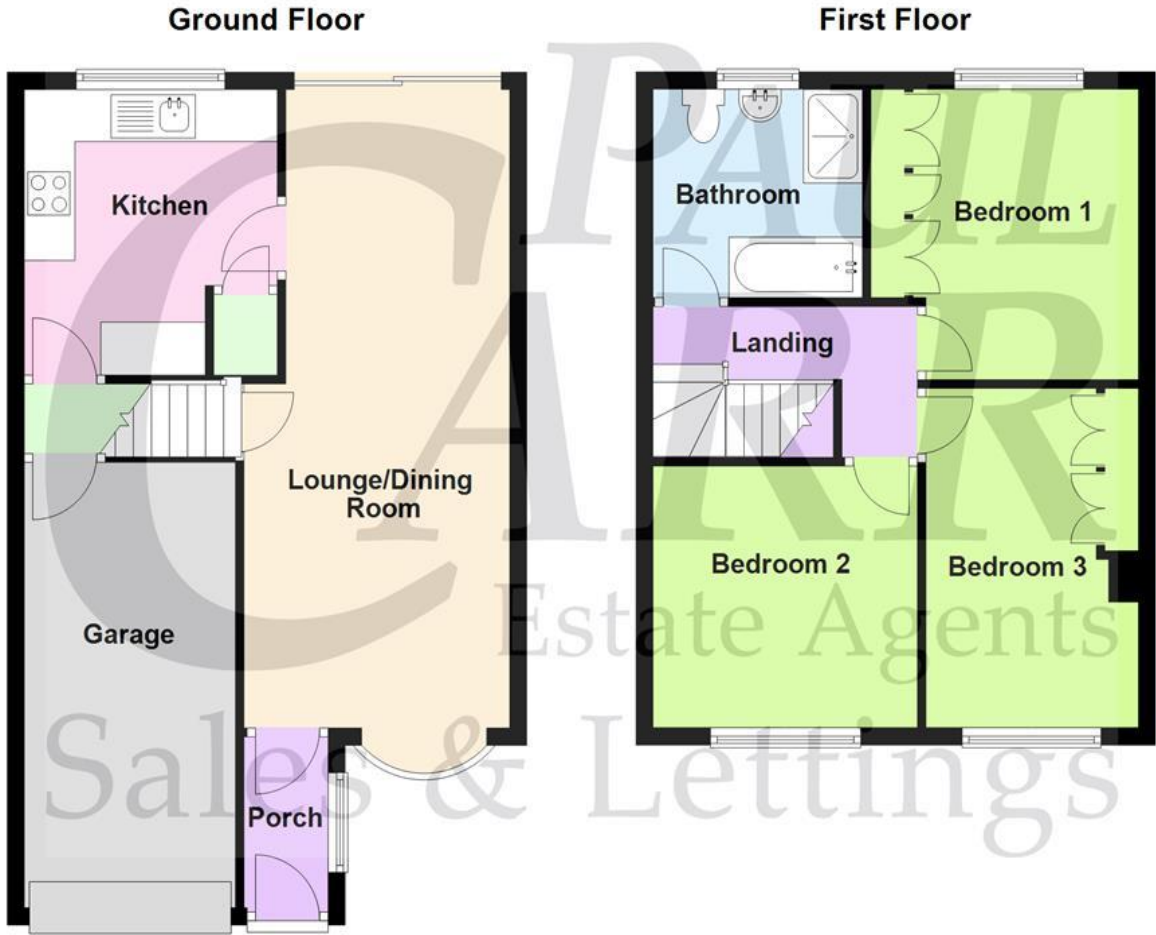
7' 11" x 8' 2" (2.41m x 2.49m)





Floor Plan

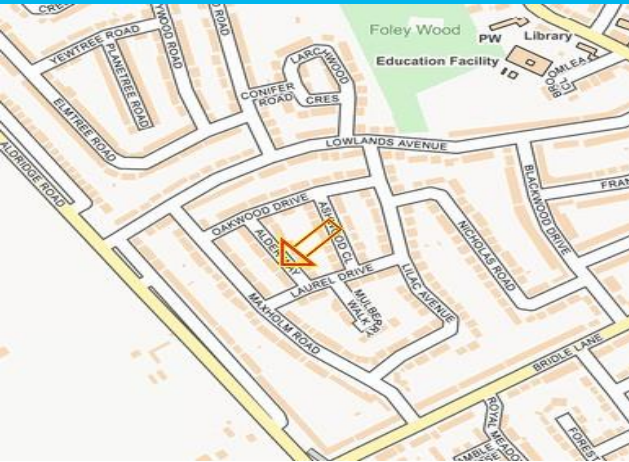
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 11th March 2025