



Alcester Drive,
Sutton Coldfield, B73 6PY

Offers Over £375,000

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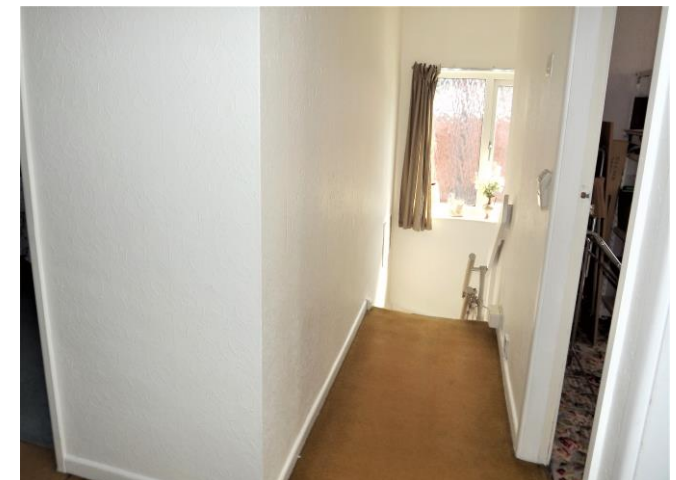


This well-proportioned detached family home occupies a sought-after location set within close proximity of desirable amenities including local schools, shops, transport links and nearby Sutton Park.

Offering the advantage of no onward chain and having scope for development the accommodation on offer briefly comprises a generous through lounge/ dining room and breakfast kitchen to the ground floor. The first floor comprises four bedrooms, shower room and separate W.C.

Outside a lawned front garden and driveway provides off road parking and garage access with a side access leading to the mature rear garden.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- SHOWER ROOM AND SEPARATE W.C
- WARM AIR CENTRAL HEATING
- GARAGE WITH DOORS TO FRONT AND REAR, DRIVEWAY AND LAWNED FRONT GARDEN
- ENCLOSED REAR GARDEN WITH LAWN AND ESTABLISHED BOARDERS
- OFFERING NO UPWARD CHAIN
- EXCELLENT LOCATION FOR SUTTON PARK AND GOOD TRANSPORT LINKS





Property Specification

DETACHED FAMILY HOME

The property briefly comprises:

Lounge/Dining Room 8.05m (26'5") x 3.56m (11'8")

Kitchen 4.45m (14'7") x 2.69m (8'10")

Bedroom 4.56m (15') x 3.08m (10'1")

Bedroom 3.07m (10'1") x 2.96m (9'9")

Bedroom 2.87m (9'5") x 2.42m (7'11")

Bedroom 2.42m (7'11") x 2.40m (7'10")

Shower Room 2.39m (7'10") x 1.47m (4'10")

Garage 5.03m (16'6") x 2.49m (8'2")

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: 31st August 2022

Viewer's Note:

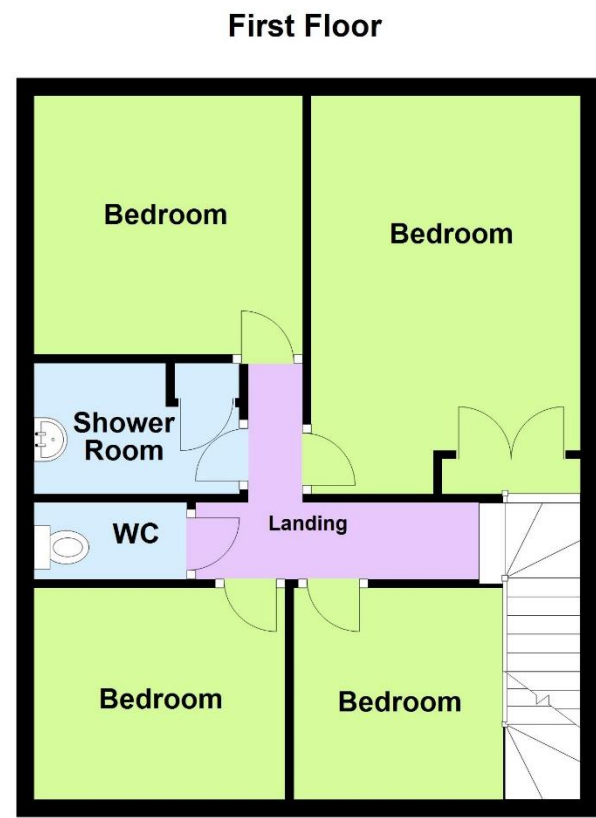
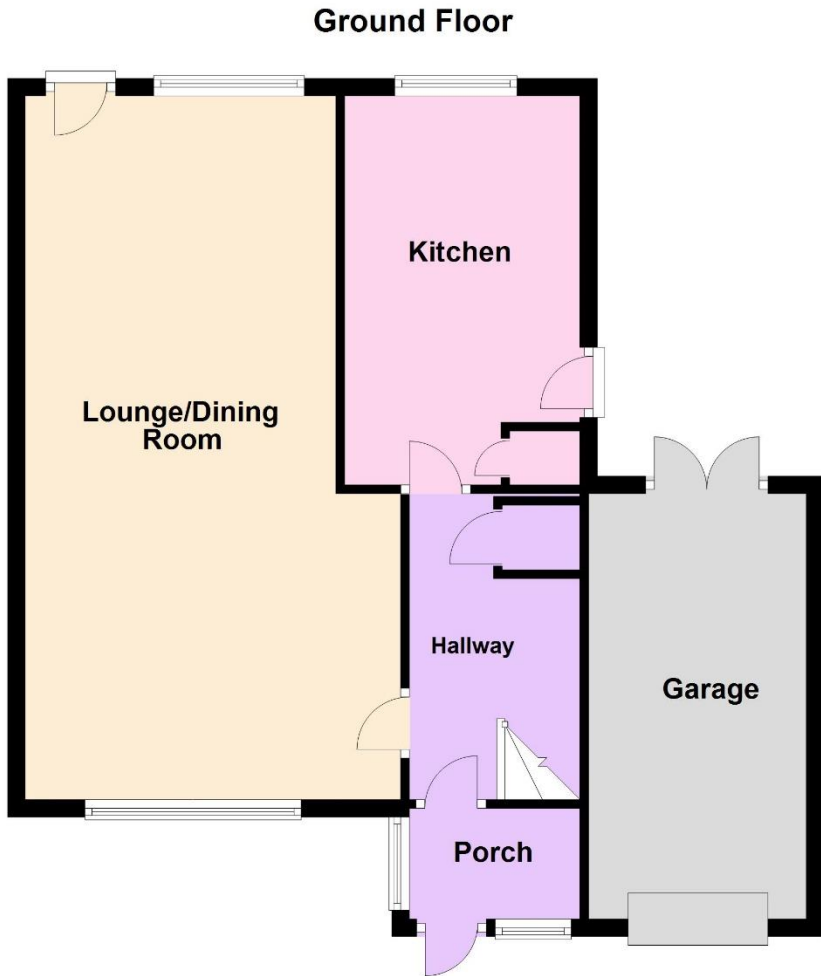
Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

