



Alcester Drive,  
Sutton Coldfield, B73 6PY

Offers in the Region Of £415,000

# Sutton Coldfield

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This well-proportioned detached property 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 throughout the accommodation on offer briefly comprises a generous lounge, separate dining room, breakfast kitchen and guest W.C to the ground floor.

The first floor comprises four bedrooms and bathroom and separate W.C.

Outside a lawned fore garden and driveway provides off road parking and garage access with a gated passage leading to the mature rear garden.

- EXTENDED MODERN STYLE DETACHED PROPERTY
- FOUR BEDROOMS
- GENEROUS LIVING ROOM
- SEPARATE DINING ROOM
- BREAKFAST KITCHEN
- GROUND FLOOR WC
- CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND AMENITIES
- SOME SCOPE FOR MODERNISATION THROUGHOUT
- NO ONWARD CHAIN





## Property Specification

EXTENDED MODERN STYLE DETACHED PROPERTY

The property briefly comprises:

Living Room 8.03m (26'4") x 4.14m (13'7")

Dining Room 4.52m (14'10") x 2.73m (8'11")

WC 1.52m (5'0") x 0.84m (2'9")

Breakfast Kitchen 6.10m (20') max x 2.41m (7'11")

Bedroom 2.84m (9'4") x 2.48m (8'1")

Bedroom 2.48m (8'1") x 2.39m (7'10")

Bedroom 3.25m (10'8") x 2.94m (9'8")

Bedroom 4.50m (14'9") x 3.00m (9'10")

WC 1.93m (6'4") x 0.81m (2'8")

Bathroom 2.28m (7'6") x 1.47m (4'10")

Garage 4.92m (16'2") x 2.61m (8'7")

### 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 July 2022

### Viewer's Note:

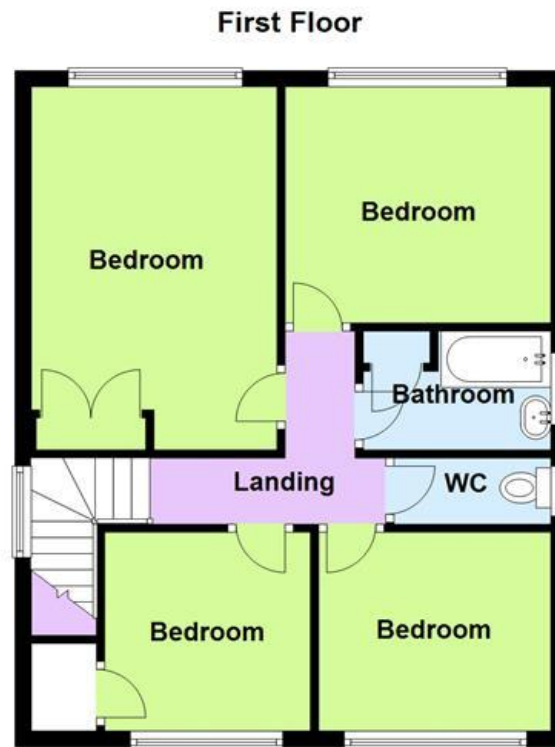
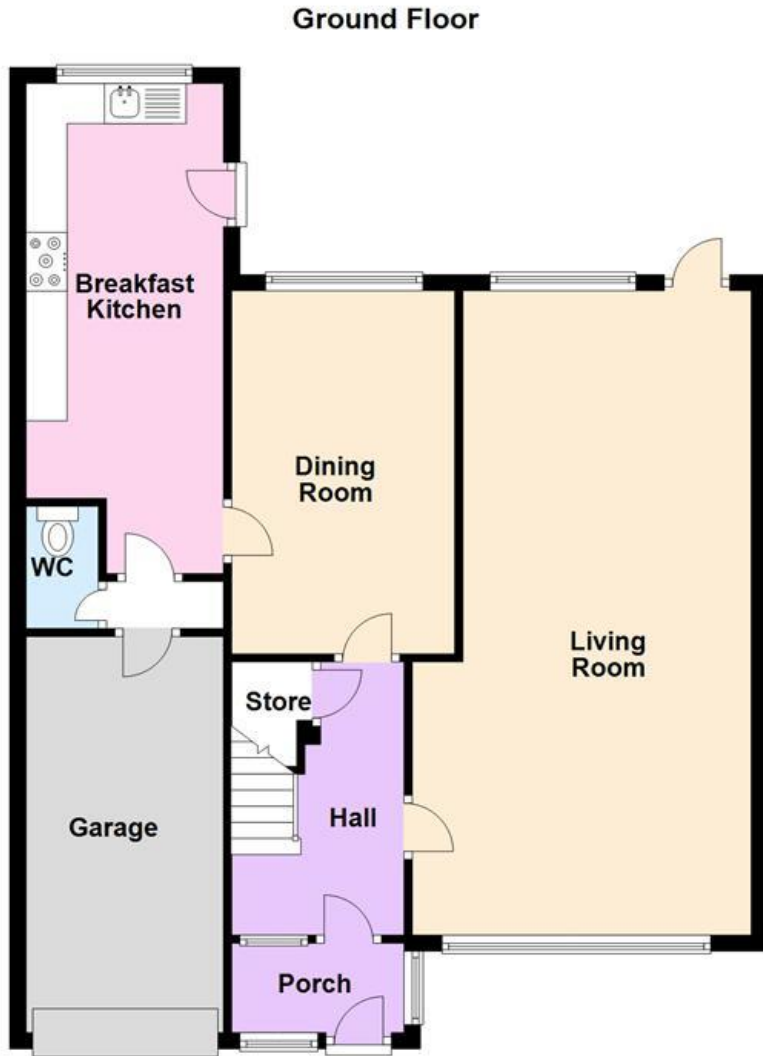
Services connected: Mains electricity, gas, water & drainage

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             |         | 75   C    |
| 55-68 | D             | 58   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

