



Allesley Close,
Sutton Coldfield, B74 2NF

£420,000

This charming chalet-style detached home is nestled at the end of a quiet cul-de-sac, within the heart of Sutton Coldfield, off Boswell Road. Offering a tranquil and private setting. Its thoughtfully designed layout provides a balance of character and functionality, making it an ideal home for modern living.

On the ground floor, the dining room is enhanced by a bay window that fills the space with natural light and can be used to suit other needs, such as a home office or playroom. The living room is a cozy yet spacious area, featuring an inglenook fireplace that adds a sense of warmth and tradition. A sliding door connects this space to the garden, creating a seamless flow between indoor and outdoor living. The kitchen, equipped with a breakfast bar, offers a casual spot for meals and a welcoming atmosphere for cooking and gathering. The cloakroom that also accommodates a laundry area, adds practicality to the home.

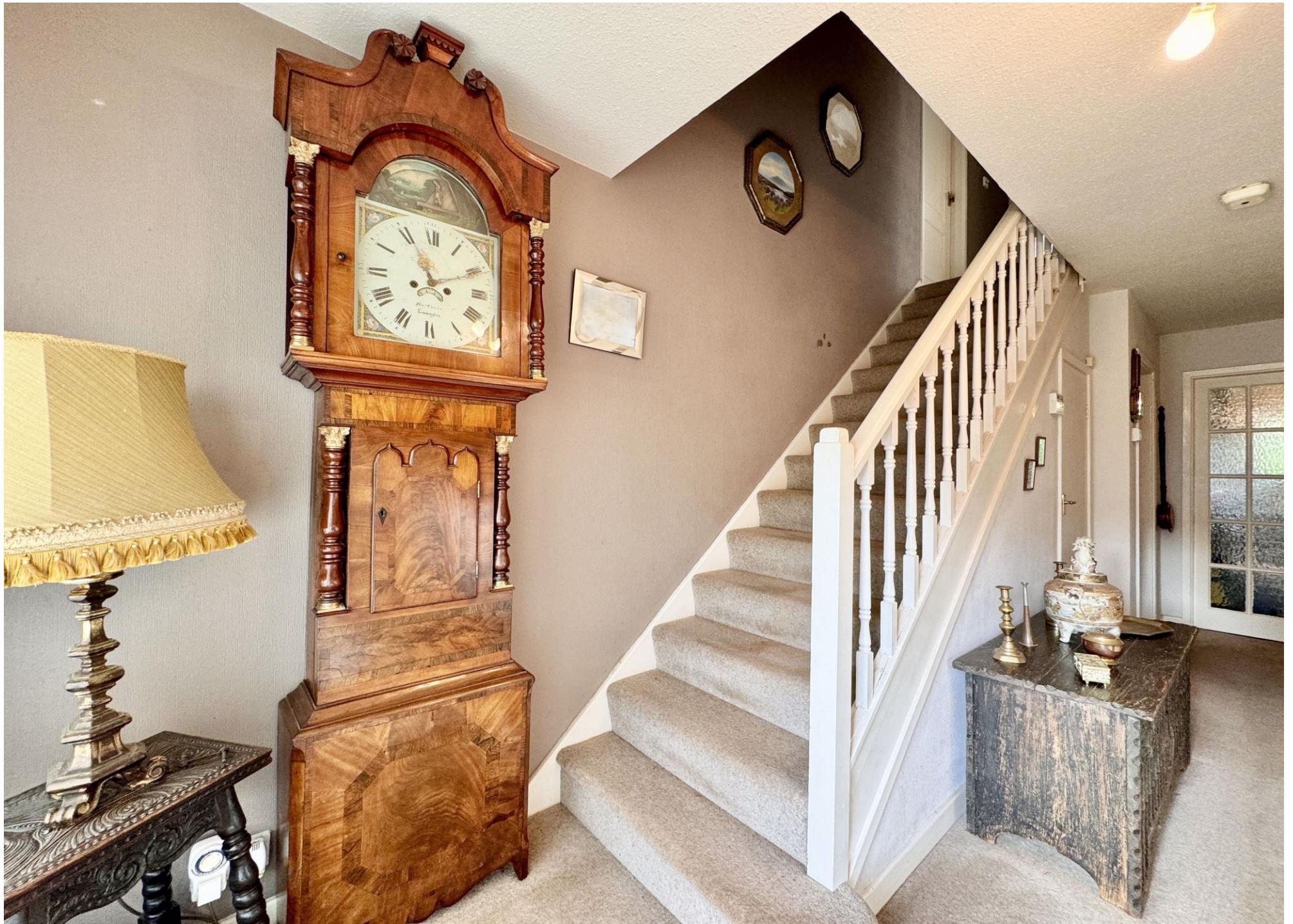
The garage completes the ground floor, providing ample space for parking or additional storage.

Upstairs, the property includes three well-proportioned bedrooms, each offering flexibility for family living or guest accommodation. The bathroom completes this floor.

As well as close to Sutton Coldfield, there is an excellent choice of schooling for both primary and secondary age groups for state, private and grammar school groups. The popular schools include: Bishop Vesey's Grammar School, Plantsbrook Secondary School, High Clare and Sutton Girls Grammar Schools.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
5.66m (18'7") x 4.49m (14'9") max

Dining Room
4.21m (13'10") max x 2.87m (9'5")

Kitchen
4.01m (13'2") x 3.94m (12'11")

WC

Garage

Landing

Bedroom 1
4.04m (13'3") x 3.53m (11'7")

Bedroom 2
4.05m (13'3") x 2.62m (8'7")

Bedroom 3
2.59m (8'6") x 2.41m (7'11")

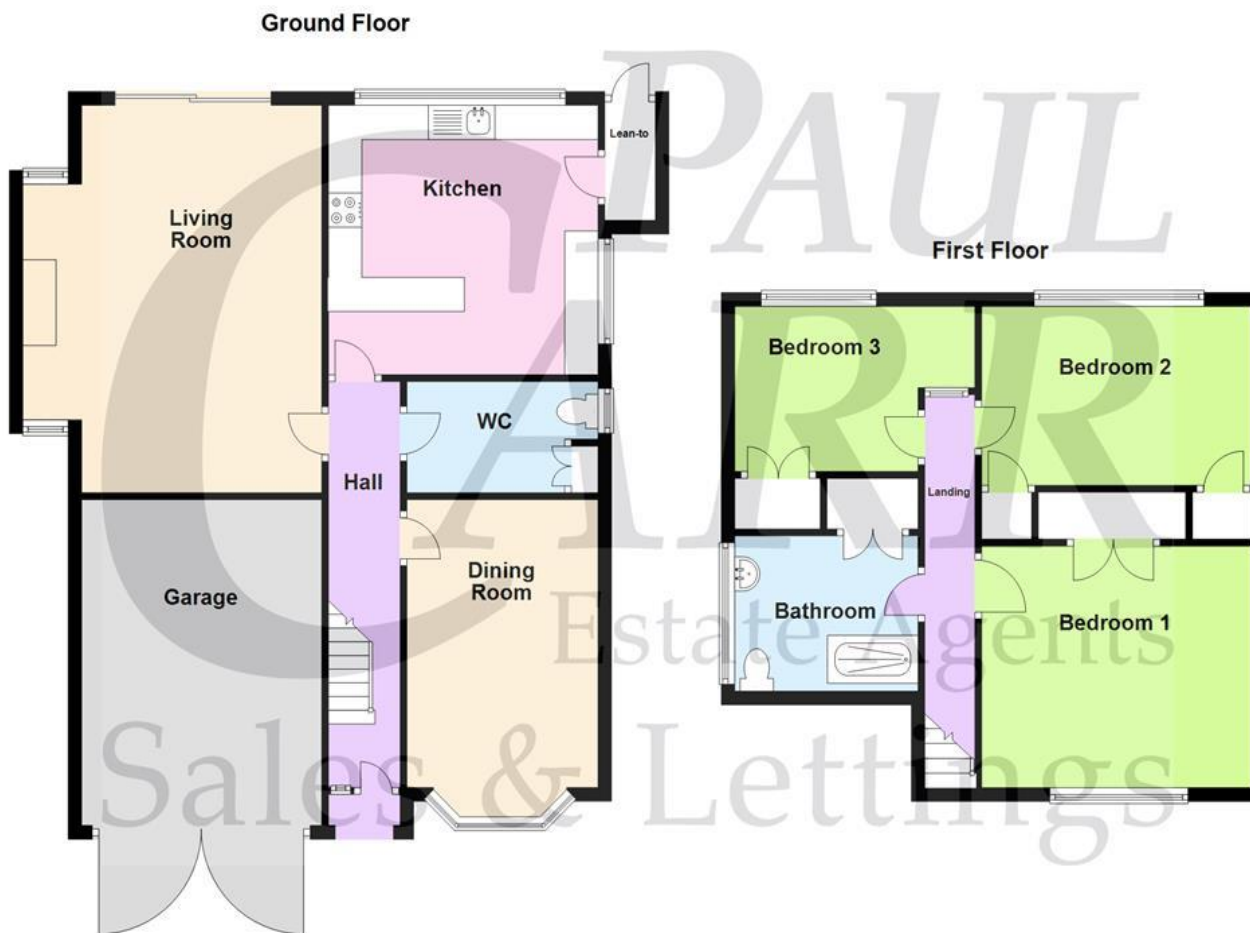
Bathroom





Floor Plan

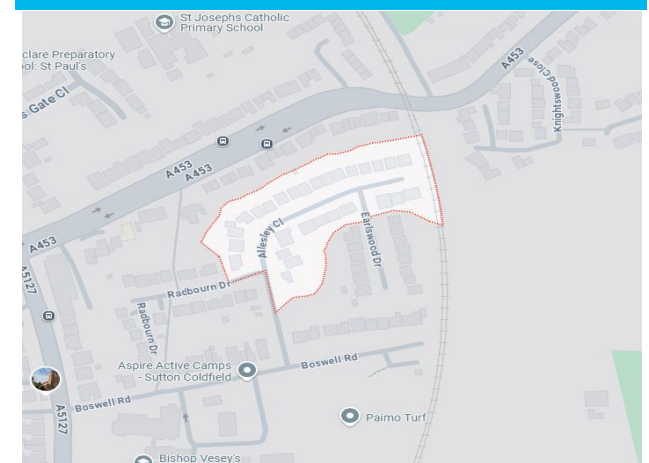
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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: