

# Collyer Road

, AL2 1PD

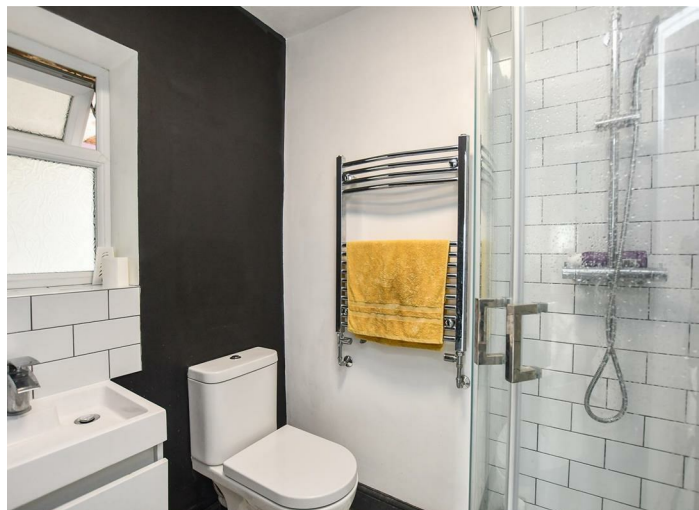


# Collyer Road

, AL2 1PD

£599,950

- Three Bedrooms
- End Of Terrace
- Modern Open Plan
- Kitchen/Living Room
- Two Fully Equipped Bathrooms
  - French Bi Folding Doors
  - Separate Lounge
  - Under Floor Heating
  - Driveway For 3 Cars
  - Rear Garden





# Collyer Road

, AL2 1PD

Nestled along the sought-after Collyer Road, this beautifully extended 3-bedroom end-of-terrace property offers a blend of modern living and timeless charm. Perfectly positioned near scenic walks, local amenities, and outstanding schools, it's an ideal home for families and professionals alike.

Upon entering, you're welcomed by a separate lounge, perfect for a snug. The ground floor also features a convenient utility suite and a fully equipped modern bathroom. At the heart of the home is a stunning open-plan kitchen and living area, fitted with sleek, modern appliances. French bi-folding doors seamlessly connect the indoors to the outside, opening onto a generous garden—ideal for entertaining or simply enjoying the outdoors.

Upstairs, you'll find three well-proportioned bedrooms, offering ample space for rest and storage, along with a contemporary family bathroom.

The front of the property boasts a sizable driveway, large enough for 2-3 cars, with the added benefit of side access leading to the rear garden.

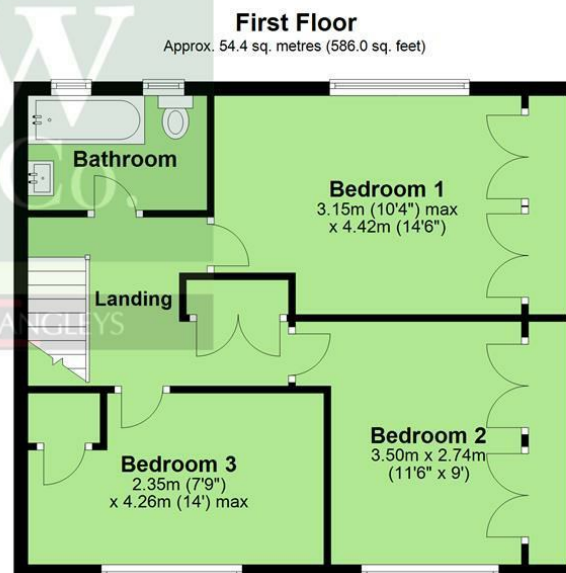
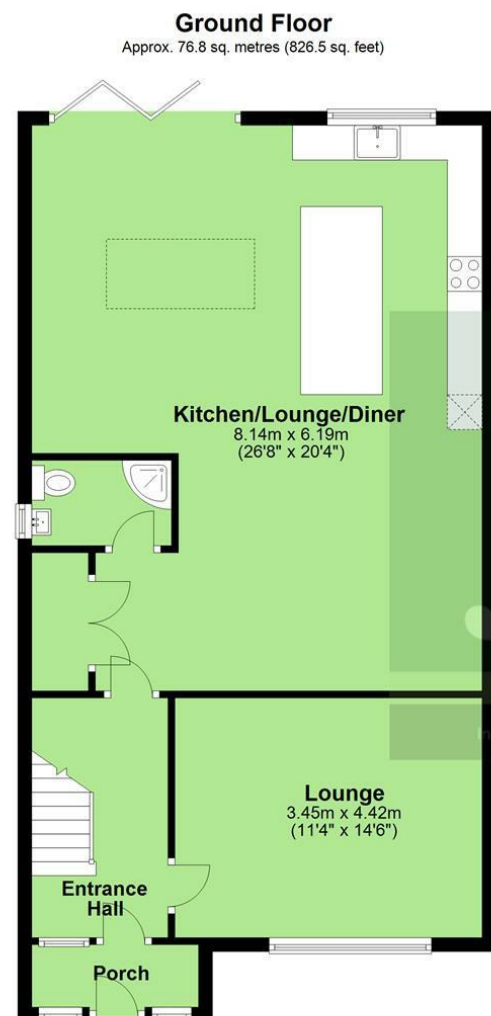
This home combines comfort, style, and practicality, all within easy reach of local conveniences, scenic green spaces, and highly regarded schools.

**\*\*** In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £30 per person (inclusive of VAT) applies for this service.

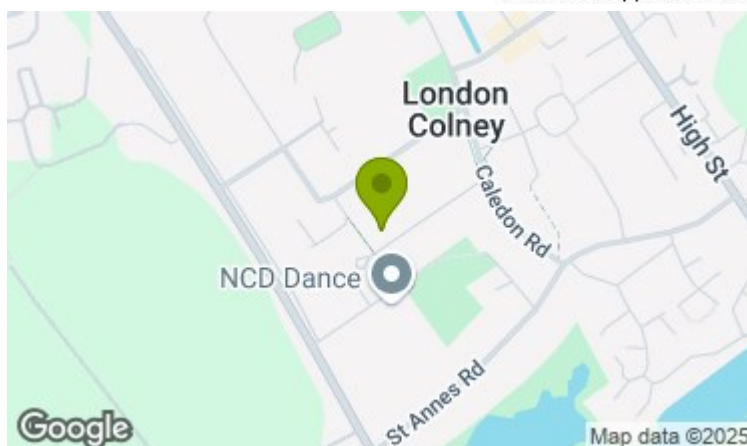




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Total area: approx. 131.2 sq. metres (1412.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	64	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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