



Sir Alfreds Way  
Sutton Coldfield, B76 1ET



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Fine Residential

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A well presented and deceptively spacious five bedroom detached family residence occupying a delightful mature setting adjacent to and overlooking New Hall Country Park, offering generous and versatile accommodation, a south-east facing rear garden and double garage, all within easy reach of local

- Delightful position overlooking New Hall Country Park
- Spacious five bedroom detached family home
- Two en suite shower rooms plus family bathroom
- Two reception rooms
- South-east facing private rear garden
- Excellent access to local shops, schools & transport
- Potential for further development STPP

Set behind a lawned fore garden with tarmac driveway, the property enjoys an attractive frontage and occupies a peaceful mature setting in this highly desirable residential location, perfectly placed for local shops, public transport and well-regarded schools for all age groups.





The accommodation is entered via a welcoming reception hall with ceiling coving, leading to a guest cloakroom with concealed suite and ceramic tiled flooring. The spacious sitting room enjoys a square bay window to the front elevation, complemented by ceiling coving and an elegant granite fireplace with hearth and gas coal effect fire, creating an ideal principal reception space.



A formal dining room provides an excellent entertaining area with ceiling coving and sliding patio doors opening onto the rear garden, while also offering direct access to both the kitchen and sitting room. In addition, a separate snug offers further versatile living space, featuring sliding doors to the rear patio and a second granite fireplace with hearth and gas coal effect fire.

The fitted kitchen is well-appointed with a comprehensive range of wall and floor cupboards, wooden work surfaces, integrated appliances including oven, grill, dishwasher and fridge freezer, together with a 1½ bowl resin sink and drainer, four ring gas hob with extractor above, tiled splashbacks and LVT flooring. A separate utility room provides additional storage and workspace with further wall and floor units, resin sink and drainer, LVT flooring and side access door.





To the first floor, the principal bedroom benefits from a range of fitted wardrobes incorporating hanging rails, shelving and drawers, together with an en suite shower room featuring a full width shower enclosure with electric shower, concealed wc, wall mounted wash basin, chrome ladder radiator and ceramic wall and floor tiling.



Bedroom two also enjoys fitted wardrobes and drawers along with its own en suite shower room. Bedrooms three and four are both well-proportioned, while bedroom five offers excellent flexibility as either a further bedroom or home office.

The main family bathroom is fitted with a bath, concealed wc, wall mounted wash basin with storage cupboards below, chrome ladder radiator and ceramic wall and floor tiling. An airing cupboard provides additional practical storage.

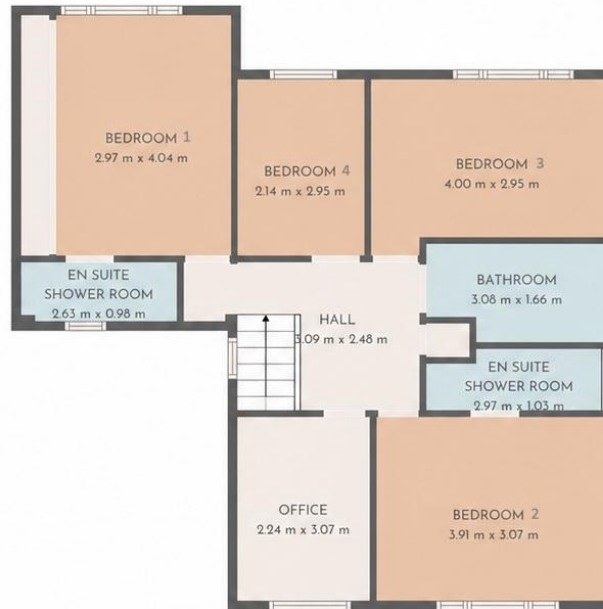
Externally, the property benefits from a double garage with light, power and electric up-and-over garage door. To the rear, the south-east facing garden enjoys a paved patio, generous lawn and a variety of mature shrubs, bushes and planted borders, and useful garden shed creating a private and attractive outdoor space ideal for family living and entertaining.







Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: [enquiries@quantrills.co.uk](mailto:enquiries@quantrills.co.uk)

[www.quantrills.co.uk](http://www.quantrills.co.uk)



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