



Connells

Aldermore Drive
Sutton Coldfield



Property Description

A lovingly presented 4 bedroom detached family home in Sutton Coldfield, within a mile of sought after primary and secondary schools and just 2 miles of Sutton Coldfield Town Centre. With fantastic living space downstairs, including a generous living room and separate dining room, as well a good sized kitchen with integrated appliances, this property is the ideal family home. Other rooms include a separate utility room with space for washing machines and extra fridge/freezers, as well as a downstairs guest WC to the front of the property, all adding to the ideal modern living situation. Upstairs features 4 brilliantly sized bedrooms, with the main bedroom offering a good sized en-suite and plenty of built in wardrobe space. Bedrooms 2 and 3 also feature built in wardrobes spaces, allowing you to maximize the space available in the rooms. Bedroom 4 has previously featured a double bed, again highlighting the great space available. The rear garden compromises of mostly grassed area with handy patio outside the back doors, currently featuring patio furniture. To the front, offers a tarmac driveway and front garden with a bushed hedge surrounding.

Entrance Hall

A PVC front door gives access into an entrance hall, stairs lead to first floor landing, doors leads to guest WC, kitchen and the lounge, radiator to wall and built-in understairs storage cupboard offering excellent storage.

Guest WC

Features a low level flush WC, hand wash basin and radiator to wall.

Family Lounge

14' 2" x 11' 9" plus the bay (4.32m x 3.58m plus the bay)

Front facing overlooking the driveway, having a gas fireplace, two radiators to wall and double doors lead to the dining room.

Dining Room

9' 6" x 9' 2" (2.90m x 2.79m)

Having French door that lead to the rear garden, radiator to wall and access into the lounge and kitchen.

Kitchen

12' 3" x 8' 11" (3.73m x 2.72m)

A rear facing kitchen comprising integrated cupboards offering excellent storage, two electric ovens, four ring gas hob with extractor hood over, integrated fridge, space for other appliances and door leads through to utility room.

Utility Room

8' 11" x 4' 9" (2.72m x 1.45m)

Having space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a free standing fridge/freezer, radiator to wall, access to the garage and wooden door leads to the rear garden.

Garage

16' 1" x 7' 1" (4.90m x 2.16m)

A single garage that features the switchboard and electric pockets throughout.

First Floor Landing

Having a radiator to wall, an airing cupboard, access to bedrooms 1, 2, 3, 4, family bathroom and the loft.

Bedroom 1

12' 6" x 9' 1" plus the bay window (3.81m x 2.77m plus the bay window)

A front facing bedroom overlooking the driveway, having two built-in wardrobes, radiator to wall and access to the en-suite shower room.

En-Suite Shower Room

Comprises a shower cubicle, low level flush WC, wash hand basin, towel warmer radiator and frosted windows.

Bedroom 2

12' 7" x 8' 3" (3.84m x 2.51m)

A front facing bedroom overlooking the driveway, having built-in cupboard space offering excellent storage and radiator to wall

Bedroom 3

11' 4" x 9' 6" (3.45m x 2.90m)

A rear facing bedroom overlooking the rear garden, having built-in cupboard space and radiator to wall.

Bedroom 4

10' 9" x 7' 7" (3.28m x 2.31m)

A rear facing bedroom overlooking rear garden and radiator to wall.

Family Bathroom

Briefly comprises a bath with shower over, low level flush WC, wash hand basin, radiator to wall and rear facing frosted windows.

Outside

Front

Having a block paved front driveway offering ample off-road parking (two average cars)

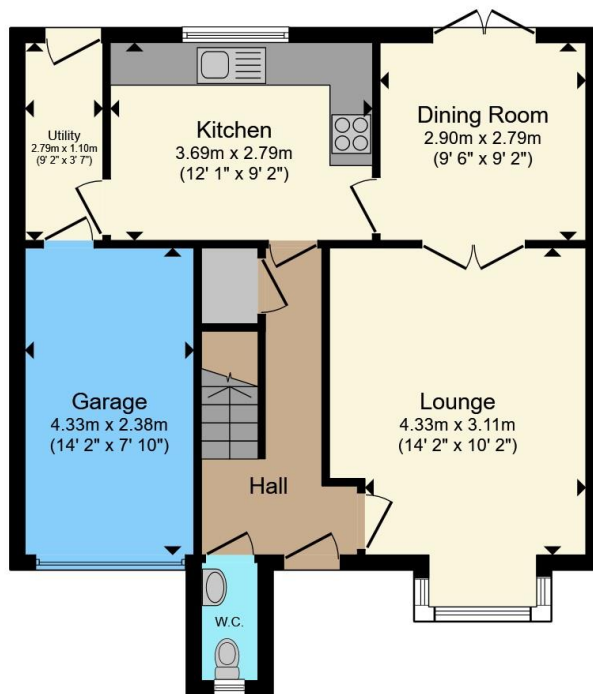
Rear Garden

Mostly laid to lawn with a patio area and fencing around perimeter.

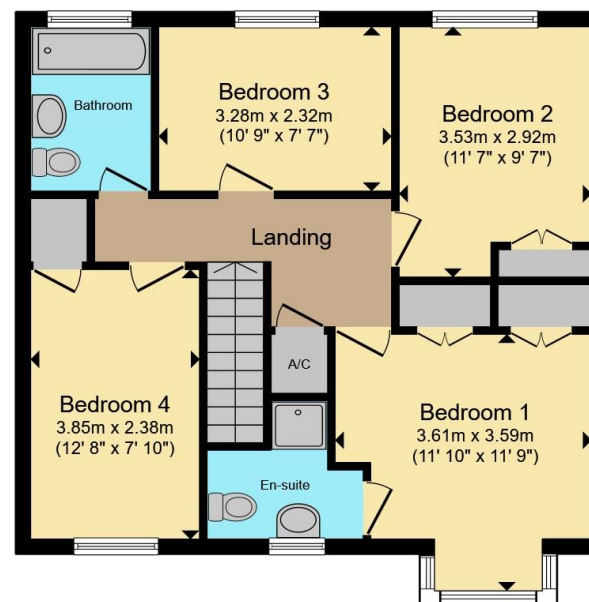








Ground Floor



First Floor

Total floor area 117.6 m² (1,265 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Band: E

Tenure: Freehold

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