

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Well presented detached family home
- Situated in a highly sought after residential area.
- Spacious driveway providing ample parking, double garage
- Lounge, Separate study/home office
- Stunning open plan kitchen and family area
- Utility room and ground floor WC
- Four well proportioned bedrooms
- Family Shower room & Ensuite
- Corner Plot Position
- Attractive landscaped rear garden



ALDERMORE DRIVE, SUTTON COLDFIELD, B75 7HW - OFFERS OVER £635,000

Occupying an enviable corner plot position within a highly sought after residential location, this well presented detached family home offers generous accommodation and modern living throughout. The property is ideally situated close to local amenities, highly regarded schools, and excellent transport links, making it perfect for families or professionals alike. Offering versatile living space, a stunning open plan kitchen and family area, home office, and double garage, this impressive home seamlessly combines comfort, style, and practicality.

Accessed via a tarmac driveway providing parking for multiple vehicles and leading to the double garage. There is also a paved pathway through the lawned fore garden leading to:

PORCH: PVC double glazed door to front, PVC double glazed windows to front and side, and door leading to:

HALL: Composite front entrance door with decorative glass panel to centre, laminate flooring, radiator, door to storage cupboard, and doors leading to:

GUEST WC: Obscure PVC double glazed window to front, low flushing WC set in vanity unit, hand wash basin set in vanity unit, radiator, and tiled flooring.

LOUNGE: 18'02" x 11'11" PVC double glazed bay window to front, radiator, gas coal effect fire with marble hearth and inset, and decorative surround.

STUDY / HOME OFFICE: 10'01" x 9'02" PVC double glazed window to side and radiator, ideal for remote working or study space.

UTILITY ROOM: 9'05" x 5'01" PVC double glazed window to side, sink and drainer set in granite work surfaces with matching base and wall units, space for washing machine and wine fridge, laminate flooring, and chrome ladder style radiator.

KITCHEN: 19'07" x 14'07" max reducing to 10'07" A stunning contemporary kitchen with sink and drainer groove set in granite work surfaces, matching base and wall units with drawers, integrated bins, dishwasher, fridge, and freezer. Double oven with warming drawer, central island with granite top housing an AEG four-ring electric hob and breakfast bar area perfect for casual dining.

OPEN PLAN FAMILY AREA: 20'09" x 12'08" A superb open plan family and entertaining space with two PVC double glazed windows to rear, PVC double glazed bi-fold doors opening onto the patio, two skylights, two column radiators, and laminate flooring throughout.

FIRST FLOORLANDING: PVC double glazed window to front, radiator, storage cupboard, and doors leading to:

BEDROOM ONE: 11'11" x 10'03" PVC double glazed window to front, radiator, built in wardrobe and cupboard.

ENSUITE: Obscure PVC double glazed window to side, contemporary white suite comprising double shower cubicle, low flushing WC, and hand wash basin set in vanity unit. Tiled flooring and chrome effect ladder style radiator.

BEDROOM TWO: 11'09" max x 10'01" min x 9'02" PVC double glazed window to side, radiator, and built in wardrobe.

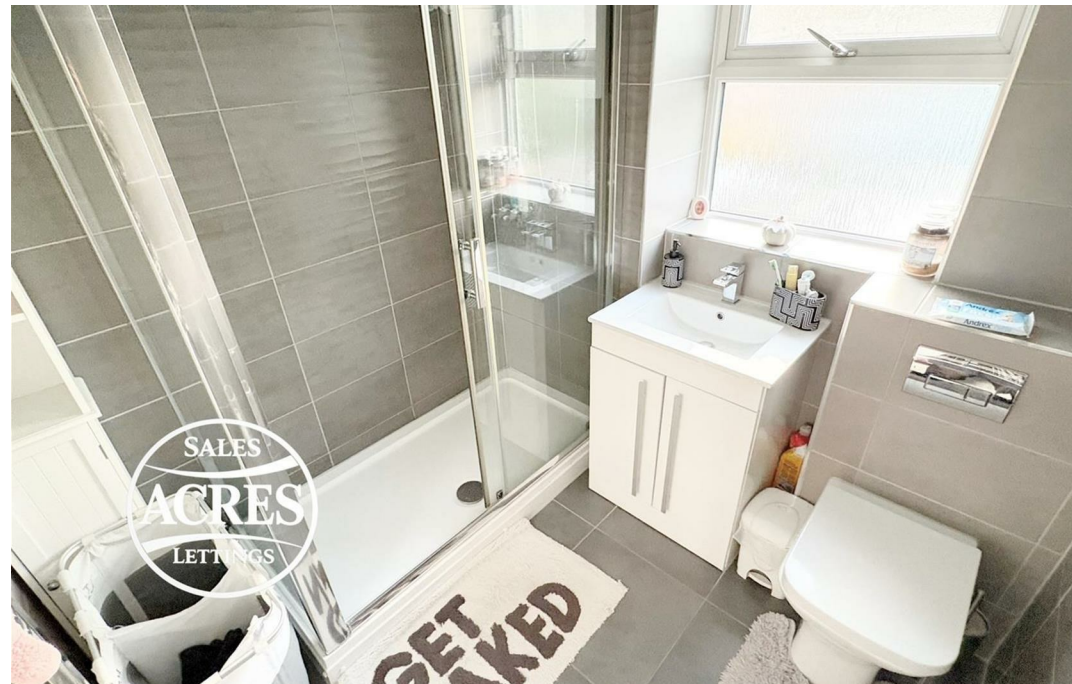
BEDROOM THREE: 9'09" x 9'01" PVC double glazed window to rear, radiator, and built in wardrobe.

BEDROOM FOUR: 8'09" x 6'07" PVC double glazed window to side, radiator, and built in cupboard.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, contemporary white suite comprising enclosed shower, low flushing WC, and hand wash basin set in vanity unit with tiled surround, tiled flooring, and chrome effect ladder style radiator.

GARDEN: A well maintained and private corner plot garden featuring a paved patio seating area with access to the garage, lawn with mature shrubs, and a pergola covered area ideal for outdoor entertaining or hot tub space. The garden is enclosed by a brick wall, providing both privacy and charm.

DOUBLE GARAGE; 18'01" x 16'05" Up-and-over electric garage door to front, composite door to rear providing garden access, and ample space for parking or storage. (please check the suitability for your own vehicle)

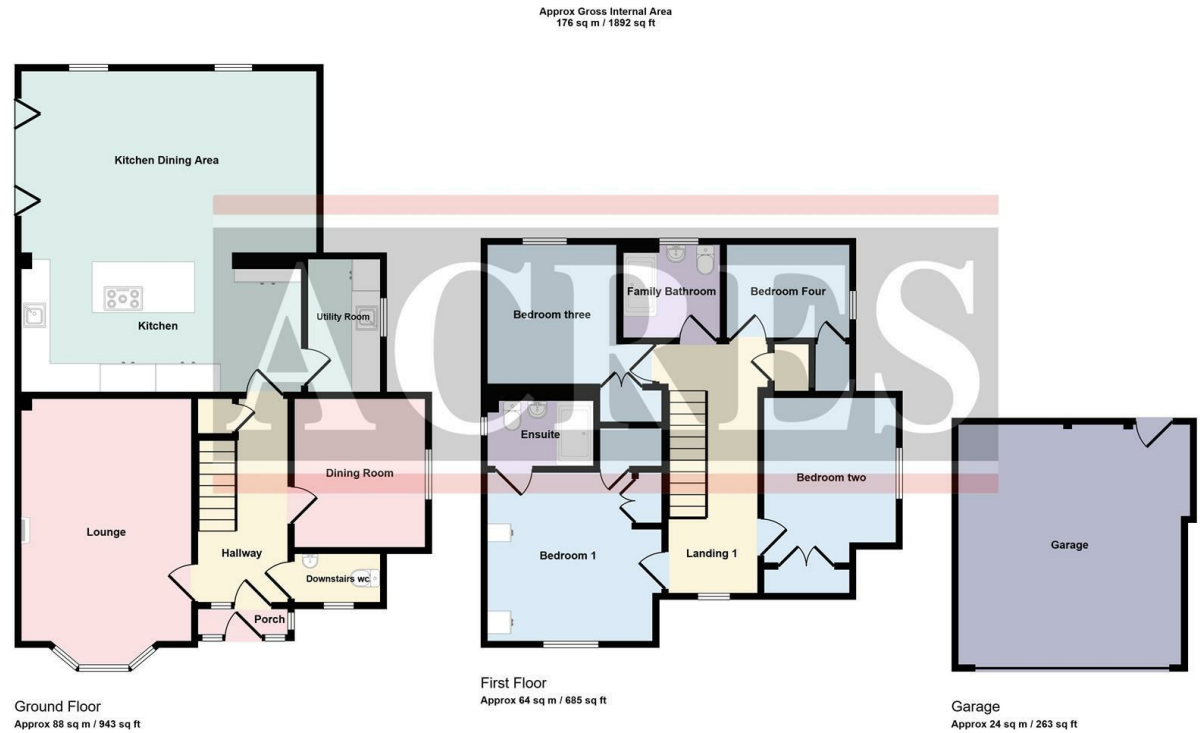


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

