



Alcester Drive,
Sutton Coldfield, B73 6PY

Offers in the Region Of £435,000

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Offered for sale via Paul Carr Boldmere with NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - this immaculately presented and deceptively bright and spacious three/four bedroom detached modern family home is positioned in a residential development off Monmouth Drive. The property benefits from being within one mile of commuter train stations and is on the cusp of public transport routes, the home on offer is well served for amenities ranging from high street shopping to a multitude of local schools. The property is approached via a block paved driveway with dressed fore garden. The front doorway leads into an entrance porch with bright and spacious entrance hallway off having ground floor shower room, an inner doorway then leads into a bright and spacious contemporary family lounge having double opening doors to a separate dining room with, to the rear right hand elevation, a beautifully appointed fully fitted kitchen breakfast room featuring a range of high quality fitted units with integrated appliances. Access off both the lounge and kitchen provide for entry into a full width conservatory offering beautiful views over the well maintained rear gardens that afford a delightful perspective. Off the frontal elevation is good size study or optional fourth bedroom. To the first floor are three bedrooms and a bright spacious family bathroom is provided with full white suite to include panel bath and separate shower cubicle. The rear garden is laid to lawn with patio seating areas with wooden panel fencing to all sides. Of particular note is the position of this property which provides an driveway parking for five vehicles this in addition to the attached offset double tandem garage and suggests, subject to regulatory approval, an opportunity for yet further potential extension or alterations. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.





Property Specification

BEAUTIFULLY APPOINTED THREE/FOUR BEDROOM FAMILY HOME OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION
DELIGHTFULLY POSITIONED WITHIN A FEW HUNDRED YARDS OF MONMOUTH DRIVE AND SUTTON PARK AND CONSEQUENTLY HAVING EXCELLENT ARTERIAL TRANSPORT LINKS
LOCAL SCHOOLING WITHIN SHORT DISTANCE
CONTEMPORARY FAMILY LOUNGE AND DINING ROOM
WELL APPOINTED MODERN FITTED KITCHEN WITH APPLIANCES, FULL WIDTH CONSERVATORY LEADING OFF

Lounge 5.46m (17'11") x 3.57m (11'9")

Dining Room 3.71m (12'2") x 3.54m (11'7")

Conservatory

Kitchen 3.43m (11'3") x 2.68m (8'10")

Entrance Hall

Bedroom 4/Study 3.46m (11'4") x 2.67m (8'9")

Garage 8.86m (29'1") x 3.45m (11'4")

Bedroom 1 4.49m (14'9") x 2.72m (8'11") plus 0.95m (3'1") x 0.95m (3'1")

Wardrobe

AC

Bathroom

Bedroom 2 4.09m (13'5") max x 3.21m (10'6") plus 0.95m (3'1") x 0.95m (3'1") W

Agent's Note:

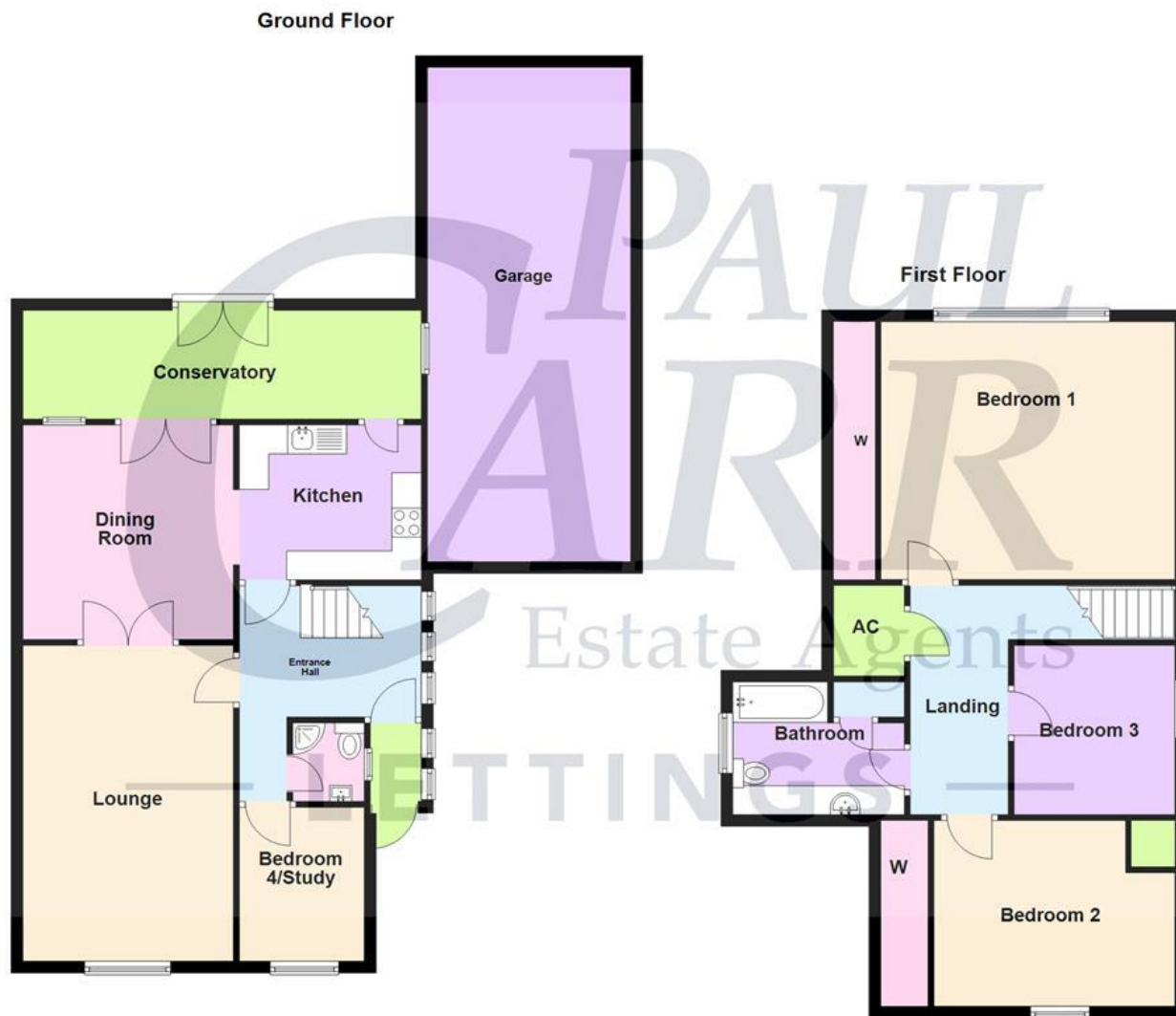
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 23rd August 2025

Viewer's Note:

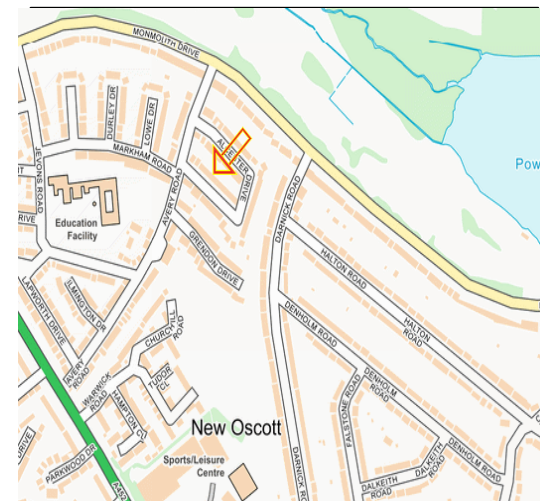
Services connected: ALL
Council tax band:
Tenure: Freehold
Other Charges: YES

Floor Plan

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



Energy Efficiency Rating



Map Location

