

20 ALDER HOUSE HORSLEY ROAD
SUTTON COLDFIELD
B74 3FE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled in a highly desirable and central area, this charming fully refurbished ground floor apartment boasts two bedrooms. Impeccably presented, the property is conveniently situated near Streetly Village and enjoys close proximity to Sutton Park, with easy access via Streetly gate.

ACCOMMODATION

Ground Floor Apartment:

Entrance hallway

Drawing room

Family bathroom

Kitchen

Bedroom 1 with ensuite

Bedroom 2

Storage cupboard

Garden and Grounds:

Allocated parking

Intercom/door release system at the entry point

Approximate Gross Internal Floor Area: 645 sq ft (60 sq m)

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Convenience is at your doorstep with everyday necessities available in Streetly village, including a local supermarket and dining options. Nearby Mere Green offers larger supermarkets like Marks & Spencers and Sainsbury's, while Sutton Coldfield town centre features an array of shops and dining establishments in the Gracechurch Shopping Centre.

Opposite the development lies Sutton Park, one of Europe's largest urban parks, providing opportunities for walking, golf, and various outdoor activities.

The property's prime location also affords swift access to major transportation routes, including the A38, M42, M6, M6 Toll, and connections to Birmingham International and the NEC.

Description of Property

Accessed via the communal hallway, which is currently being re-decorated by the management company, this apartment offers a seamless flow as you step into the hallway, granting access to the reception rooms, bedrooms, and family bathroom. Practicality is enhanced with the presence of an airing cupboard and storage cupboard within the hallway.

To the right, the spacious drawing room welcomes relaxation, with ample space for unwinding. Natural light streams through a large window, complementing the neutral walls and carpeted flooring.

Connected to the drawing room, the kitchen presents a contemporary aesthetic, housing new White gloss cabinets, dark grey flooring, and worktops create a stylish contrast. There is additional space for a breakfast table. New Integrated appliances, including a fridge freezer, oven, and gas hob with an overhead extractor and gas boiler ensure functionality while maintaining elegance.

Straight ahead of the entrance, the re-fitted family bathroom showcases a sleek modern design, with white fittings and tiled walls encompassing a bathtub,

WC, and sink.

Adjacent to the family bathroom, is bedroom 1 with its abundant natural light, reflecting off neutral walls for an inviting ambiance. Fitted wardrobes cater to storage needs. A refitted ensuite shower room featuring a WC, sink, and shower cubicle continues the modern design.

Completing the living spaces, bedroom 2 embodies comfort with its spacious, well-lit layout, characterised by neutral walls and cosy carpet flooring.

Gardens and Grounds

Tucked away from the road, the development features a spacious block-paved driveway and adjacent tarmac area. In addition to designated parking spots, there are visitor parking spaces available.

The meticulously maintained gardens showcase mature shrubs and bushes, guiding you along a path beside Alder House. Furthermore, the property offers enhanced security with a convenient intercom/door release system at the entry point.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Lane/B4151, at the roundabout take the 1st exit onto Thornhill Road/B4138, turn right onto Horsley Road and the development will be on your left.

Distances

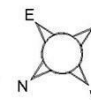
Sutton Coldfield - 3.0 miles
Lichfield - 7.7 miles
Birmingham - 7.7 miles
Birmingham International/NEC - 17.7 miles
M6 - 4.8 miles
M6 Toll - 13.0 miles
M42 - 15.0 miles

(Distances approximate)



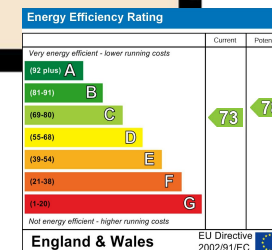


Alder House, Horsley Road, Sutton Coldfield
Approximate Gross Internal Area
645 Sq Ft/60 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Terms

Local Authority: Lichfield

Tax Band: D

EPC rating: C

Broadband average area speed: 100 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

We understand that mains water, gas and electricity are connected.

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: August 2023
 Particulars prepared: August 2023

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