



Alcester Drive,
Sutton Coldfield, B73 6PZ

Offers in Excess of £425,000

Sutton Coldfield

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This well-presented modern style extended detached property occupies an enviable and convenient cul-de-sac location and is set within close proximity of many desirable amenities including nearby schooling, Sutton Park and Princes Alice Retail Park.

Accessed via a most welcoming hall the accommodation briefly includes a modern guest cloakroom, generous lounge with dining area off and a fitted kitchen with separate utility room.

To the first floor there are three double bedrooms having formerly had four the master having an en-suite shower room, a contemporary bathroom.

Outside a larger than average driveway provides off road parking for multiple vehicles and access to the tandem garage.

To the rear of the property there is a most pleasant rear garden and patio with a charming pergola seating area.

- WELL PRESENTED EXTENDED DETACHED PROPERTY
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- DESIRABLE AND COVETED CUL DE SAC LOCATION
- GENEROUS LOUNGE AND SEPARATE DINING AREA
- FITTED KITCHEN WITH UTILITY ROOM OFF
- GUEST CLOAKROOM EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- CLOSE PROXIMITY TO NEARBY PRIMARY SCHOOL
- EASY ACCESS TO SUTTON PARK AND PRINCESS ALICE RETAIL PARK
- WELL PROPORTIONED DRIVE AND TANDEM GARAGE





Property Specification

WELL PRESENTED EXTENDED DETACHED PROPERTY

The property briefly comprises:

WC 1.68m (5'6") x 1.50m (4'11")

Utility Room 2.51m (8'3") x 1.68m (5'6")

Kitchen 3.58m (11'9") x 3.00m (9'10")

Lounge 7.20m (23'8") x 4.52m (14'10")

Dining Room 3.53m (11'7") x 2.01m (6'7")

Bedroom 3.66m (12') x 2.40m (7'11")

Bedroom 3.66m (12') max x 3.38m (11'1")

Bedroom 4.54m (14'11") x 3.81m (12'6")

Bathroom 3.20m (10'6") x 1.75m (5'9")

En-suite Shower Room 3.02m (9'11") x 1.27m (4'2")

Tandem Garage 9.44m (31'0") x 2.51m (8'3")

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: 27th January 2023

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

