



Alcester Drive,  
Sutton Coldfield, B73 6PZ

Offers in the Region Of £425,000



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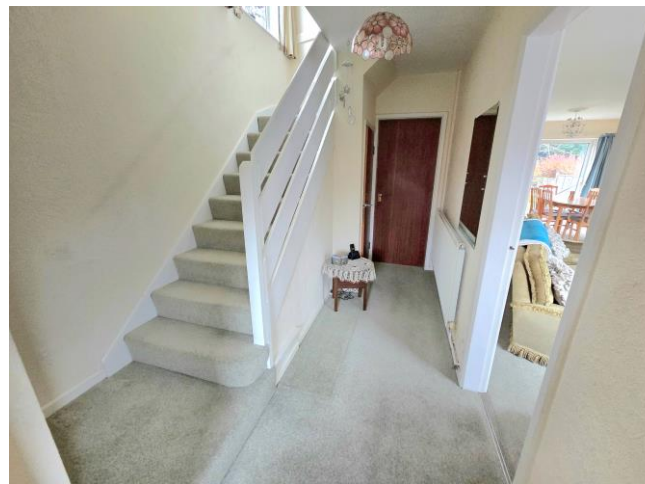


Offered for sale via Paul Carr Boldmere WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION- this deceptively bright and spacious detached modern family home is positioned in a residential development off Monmouth Drive.

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 paved driveway with dressed fore garden. The front doorway leads into an entrance hallway with inner door then leading into a through bright and spacious contemporary open plan family lounge and dining room, leading off the dining section is a spacious fully fitted kitchen having a matching range of wall and base units with delightful views over the rear gardens. Off the kitchen is door entry into a utility/double tandem garage. To the first floor all rooms afford panoramic views with a combination of four double bedrooms and a bright spacious family bathroom with full suite. The rear garden is laid to lawn with patio seating areas, a driveway and double tandem garage.

Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION  
AN OUTSTANDING POSITION WITH POTENTIAL (SUBJECT TO REGULATORY APPROVAL) FOR ALTERATION - SHORT DISTANCE TO SUTTON PARK, CONTEMPORARY OPEN PLAN FAMILY LOUNGE AND DINING ROOM  
LARGE FITTED KITCHEN WITH A RANGE OF BASE AND WALL UNITS  
FOUR EXCELLENT BEDROOMS TO FIRST FLOOR WITH BRIGHT FRONT AND REAR ASPECT VIEWS



Garage 5.47m (17'11") x 2.59m (8'6")  
W/C  
Kitchen 4.49m (14'9") max x 2.68m (8'10")  
Hallway  
Lounge/Dining Room 7.99m (26'3") x 2.00m (6'7")  
Store  
Store  
Bedroom 4 2.42m (7'11") x 2.39m (7'10")  
WC  
Bedroom 3 2.48m (8'2") x 2.40m (7'10")  
Landing  
Bedroom 1 3.97m (13') x 3.26m (10'8")  
Bedroom 2 3.25m (10'8") x 3.00m (9'10")  
Bathroom

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

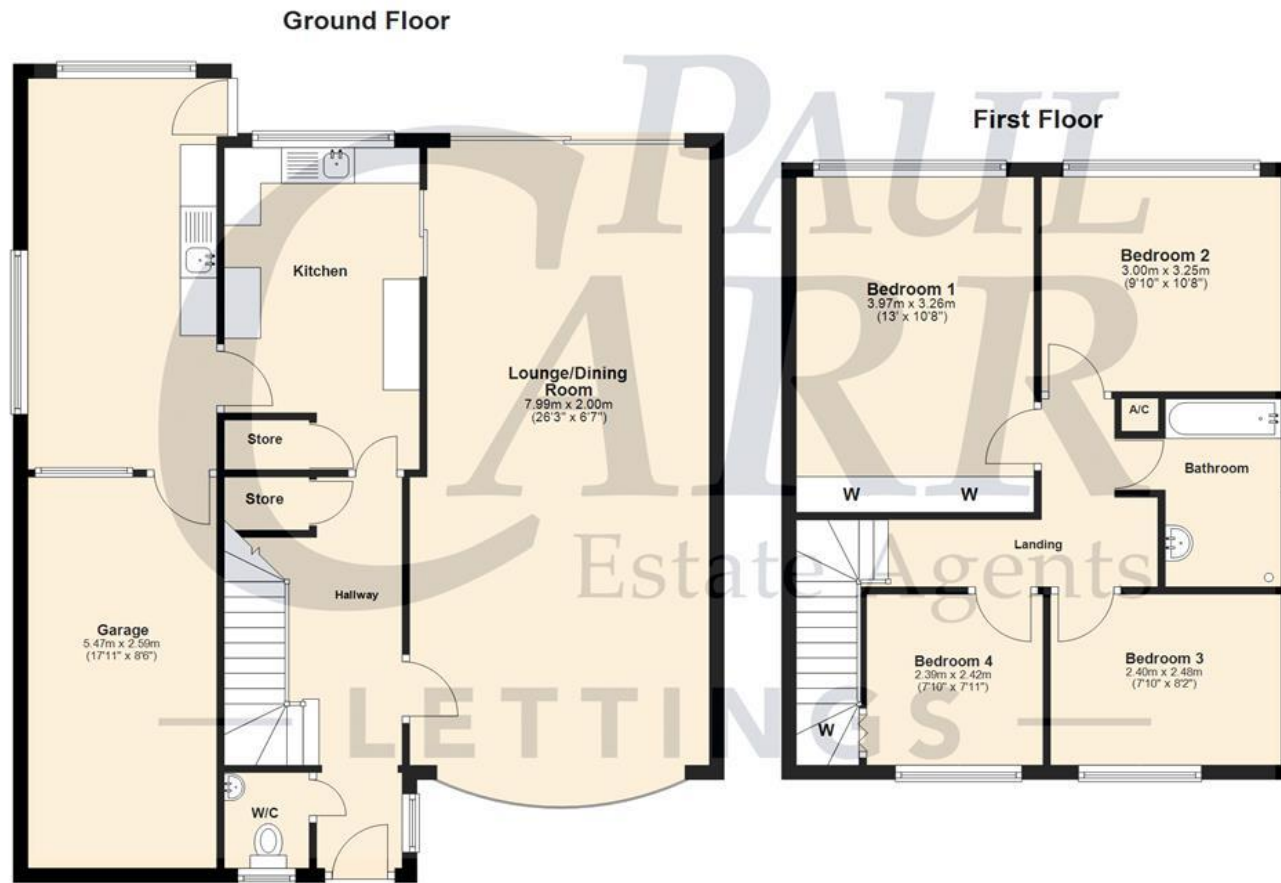
### Viewer's Note:

Services connected: All  
Council tax band: E  
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

