



Alder Way, Streetly,
Sutton Coldfield, B74 3SY

Offers in the Region Of £280,000



This great size three bedroom semi-detached home is situated on Alder Way in central Streetly, within close distance of highly rated local schools, transport links, and local amenities.

Approached via large paved driveway with ample parking space, the internal accommodation briefly comprises of an entrance porch leading into a spacious lounge/diner spreading the length of the property, with stairs off to the first floor.

There is a kitchen to the rear overlooking the private rear garden, and providing outdoor side access as well as a door through to the integral garage.

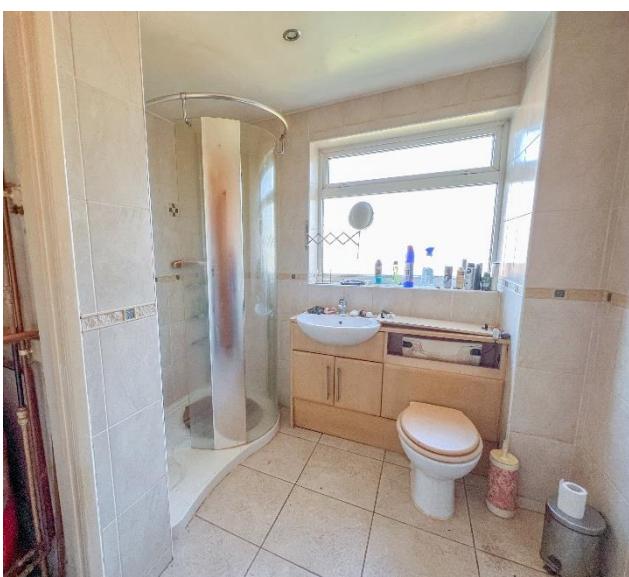
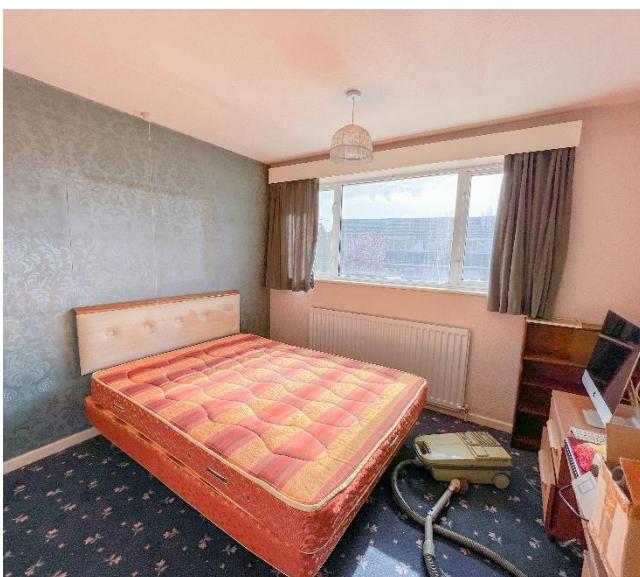
Upstairs off the landing are three great size double bedrooms, and a main family shower room.

Outside is a private rear garden with patio area and lawn with pond, and fenced enclosure.



Property Specification

THREE BEDROOM SEMI-DETACHED FAMILY HOME
GREAT POTENTIAL TO IMPROVE THROUGHOUT
CLOSE TO LOCAL SCHOOLS AND AMENITIES
SPACIOUS LOUNGE/DINER
SEPARATE KITCHEN



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: 11th May 2023

Porch 4' 0" x 3' 4"
(1.21m x 1.01m)

Lounge/Diner 24' 1" x 10' 6"
(7.35m x 3.21m max, 2.70 min)

Kitchen 10' 9" x 9' 9"
(3.27m x 2.98m)

Integral Garage 17' 2" x 7' 11"
(5.22m x 2.41m)

Bedroom One 10' 10" x 10' 8"
(3.31m x 3.26m)

Bedroom Two 13' 0" x 8' 5"
(3.95m x 2.57m)

Bedroom Three 10' 3" x 9' 8"
(3.13m x 2.95m)

Shower Room 8' 0" x 7' 10"
(2.44m x 2.38m)

Viewer's Note:

Services connected: Gas/electric/water/drainage

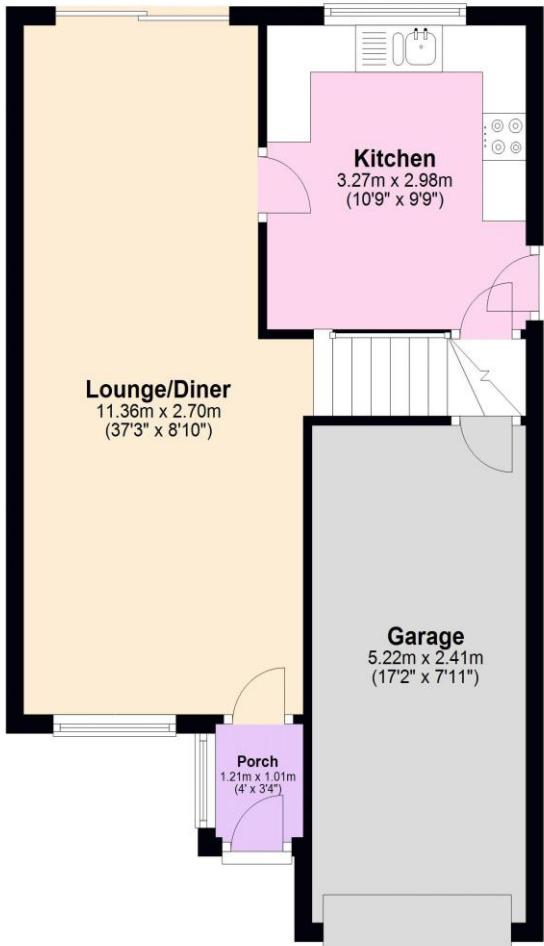
Council tax band: C

Tenure: Freehold

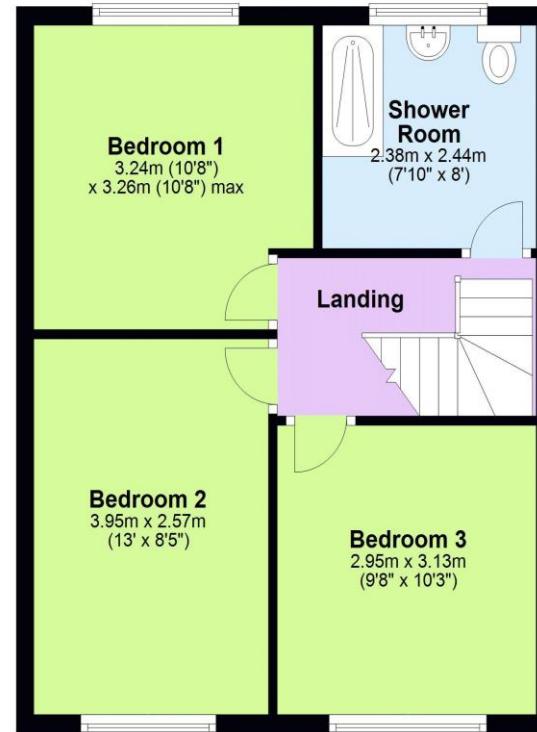
Floor Plan

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

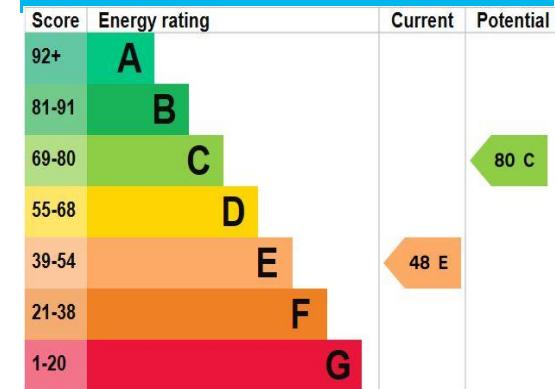
Ground Floor



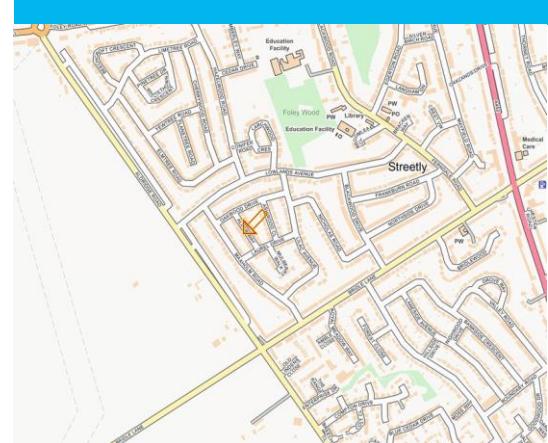
First Floor



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk

 OnTheMarket.com

 rightmove.co.uk
The UK's number one property website

 [The Property Ombudsman](http://ThePropertyOmbudsman.co.uk)

 [naea propertymark](http://naea.org.uk)
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