

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- * This is a wonderful modern residence
- * Beautifully presented throughout
- * Entrance hall and guests cloakroom
- * Generous family lounge
- * Dining room with doors to garden
- * Master bedroom suite with dressing room and en-suite
- * Two further double bedrooms
- * Bathroom
- * Fore garden with lawn, drive and access to garage
- * Well manicured rear garden



3 Aldermore Drive, Sutton Coldfield, B75 7HW ~ Offers around £400,000

This is a wonderful modern freehold residence, ideally located on this ever popular residential development. Council tax band E. The interiors are beautifully presented throughout and include, entrance hall, guests cloakroom, large stylish lounge with entertaining doors through to a dining room. Comprehensively fitted kitchen and utility area. To the first floor is a master bedroom suite with double bedroom, dressing area with fitted wardrobes and en-suite shower room plus two further double bedrooms and family bathroom. Outside is a fore garden with lawn and driveway leading to garage front and to the rear is a well manicured rear garden with patio and lawn. Viewing is essential to appreciate what a lovely property this is. EPC rating C.

Access is via a fore garden with lawn and driveway leading to a garage front

Double glazed reception door into:

ENTRANCE HALL Coving to ceiling, radiator, staircase to first floor, door into under stairs store cupboard, grey toned flooring leading to Lounge and Dining room and door into Kitchen

LOUNGE 16'7" max into bay 14'2" min x 11'7" Double glazed bay window to front, coving to ceiling, radiator, classically styled fire surround with marblesque back and hearth, entertaining doors through to

DINING ROOM 11'6" x 9'2" min plus door well Coving to ceiling, radiator, double opening doors to garden

KITCHEN 10'0" x 8'2" Having a range of drawer, base and eye level cupboards, worksurface and tiling to splash backs, four ring gas hob with extractor hood over, double oven/grill combination, one and half bowl sink and drainer, spotlights to ceiling, double glazed window to rear and open access to

UTILITY AREA 3'10" x 7'0" Space and plumbing for washing machine, base unit, stainless steel sink and drainer, worksurface, double glazed window to rear, tiling to splash backs, radiator, wall mounted gas central heating boiler and double glazed door to garden

GUEST CLOAKROOM Close coupled WC, pedestal wash hand basin, double glazed opaque window, radiator and tiled floor

FIRST FLOOR LANDING An excellent landing space, double glazed window to side, access to loft space, door into airing cupboard and further doors into:

MASTER BEDROOM SUITE

BEDROOM AREA 11'3" x 10'8" min plus dressing area A very large double bedroom with double glazed window to front, radiator, built in double and single wardrobe and grey toned floor continuing into:

EN-SUITE Self contained shower cubicle with fitted shower, pedestal wash hand basin, close coupled WC, elegant tiling to part walls, radiator, double glazed opaque window to front

DRESSING AREA 6'5" x 7'3" max into wardrobes 5'0" min

BEDROOM TWO 12'0" x 10'8" Double glazed window to rear, radiator, grey toned flooring

BEDROOM THREE 7'8" x 12'7" A third double bedroom, double glazed window to rear, radiator, grey toned flooring

BATHROOM Panelled bath with telephone shower attachment, pedestal wash hand basin, closed coupled WC, marble effect tiling to part walls, double glazed opaque window

REAR GARDEN Paved patio area leading to a lawn and fencing to boundaries

GARAGE (please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TENURE:

COUNCIL TAX BAND:

FIXTURES & FITTINGS:

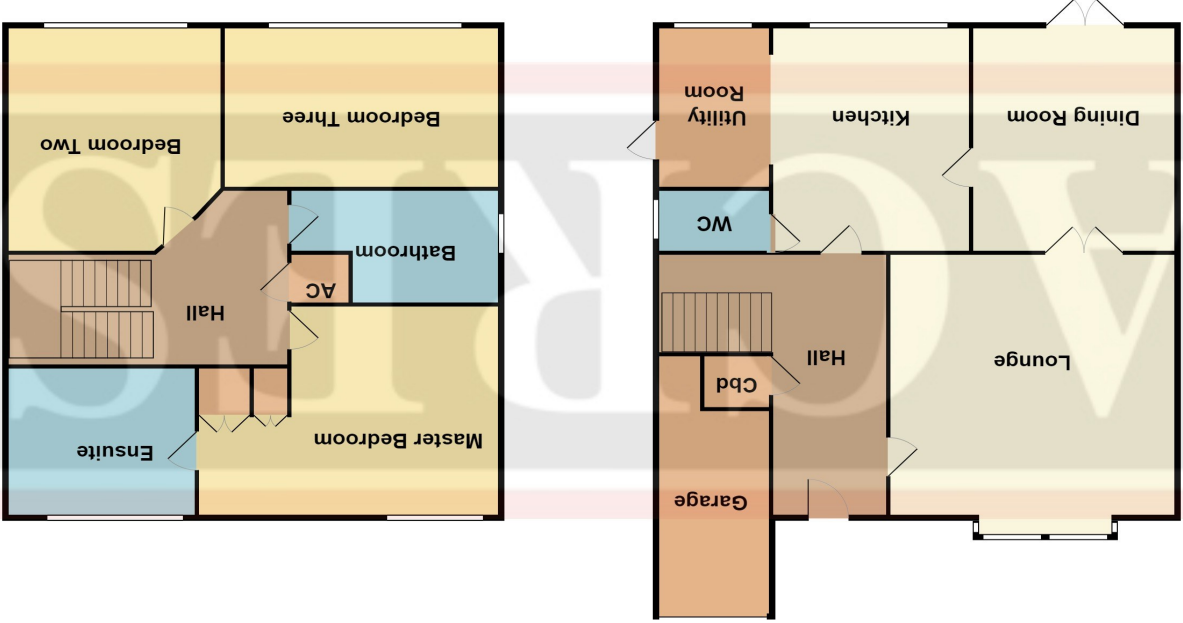
VIEWING:

We have been informed by the vendors that the property is freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

As per sales particulars.

Recommended via Acres on 0121 321 2101.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.