

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 88.5 sq. metres (952.7 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991



- A WELL PRESENTED DETACHED FAMILY HOME
- OFFERING SCOPE AND POTENTIAL TO EXTEND
- FAMILY LOUNGE
- KITCHEN DINER
- THREE BEDROOMS
- RE-APPOINTED SHOWER ROOM

85 Sir Alfreds Way, Sutton Coldfield, B76 1EQ

£375,000

Property Description

Introducing this charming detached property, now available for sale in a sought-after location. This three-bedroom home offers a fantastic opportunity for those looking to put their own stamp on a property which offers scope and potential to extend. Upon entering, you are greeted by a reception hallway with guest cloakroom off, a spacious reception room and a fitted kitchen/diner perfect for entertaining guests or relaxing with family.

Moving upstairs, you will find three bedrooms, providing ample space for a growing family or those in need of a home office. The property also features a well-appointed family shower room, offering convenience and comfort.

Outside to the front the property is set back behind a neat fore garden giving access to the garage and to the rear is an attractive good sized rear garden.

Situated in a desirable area, this home benefits from excellent public transport links, nearby schools, local amenities, parks, walking routes, and cycling routes. Whether you enjoy a leisurely stroll in the park or cycling through the neighbourhood, this location offers something for everyone.

Don't miss out on the opportunity to transform this property into your dream home. Contact us today to arrange a viewing and start envisioning the possibilities this property has to offer.

Outside to the front the property occupies a pleasant position on the road, set back behind a neat lawned fore garden with shrubs, block paved driveway providing off road parking, gated access to rear.

ENTRANCE PORCH Being approached by a glazed double door with matching side screens, quarry tiled floor.

HALLWAY Being approached by a double glazed reception door with stairs off to first floor accommodation, radiator, doors off to lounge and guest cloakroom.

GUEST CLOAKROOM Having a suite comprising a wash hand basin, low flush WC, radiator and opaque glazed window to front, tiled floor.

LOUNGE 14' 05" x 12' 07" "max 9' 07" min (4.39m x 3.84m) Having fireplace with surround and hearth, fitted with gas fire, bow window to front, feature beamed ceiling, radiator and glazed door through to kitchen/diner.

KITCHEN/DINER 15' 10" x 10' 01" (4.83m x 3.07m) Kitchen area having a matching range of wall and base units with work top surfaces over, incorporating one and a half bowl inset sink unit, with mixer tap and complementary tiled splash back surrounds, fitted gas hob, built in grill and oven, tiled floor, useful under stairs storage, double glazed window to rear, glazed door through to utility, opening through to dining area, having radiator, laminate flooring, double glazed window to rear elevation and cupboard housing gas central heating boiler.

UTILITY ROOM 7' 04" x 7' 04" (2.24m x 2.24m) Having a matching range of wall and base units with work top surfaces over, with space and plumbing for washing machine and further appliance, tiled floor, opaque double glazed window to side, skylight, pedestrian access door to garage and double glazed sliding patio door giving access out to rear garden.

FIRST FLOOR LANDING Approached by a stair case from reception hallway, passing opaque glazed window to side, access to loft, airing cupboard housing hot water cylinder and shelving and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 06" wardrobe x 8' 03" (3.81m x 2.51m) Window to front, radiator and built in double wardrobe with shelving and hanging rail.

BEDROOM TWO 10' 03" x 9' 02" (3.12m x 2.79m) With window to rear, radiator.

BEDROOM THREE 9' 05" x 7' 04" (2.87m x 2.24m) Window to front, radiator.

FAMILY SHOWER ROOM Being reappointed with a white suite, comprising vanity wash hand basin with mixer tap and cupboards beneath, low flush WC, full complementary tiling to walls, fully tiled enclosed double shower cubicle, with mains rain water shower over and additional shower attachment, chrome ladder heated towel rail and opaque glazed window to rear elevation.

GARAGE 18' 01" x 8' 05" (5.51m x 2.57m) With up and over door to front, light and power with pedestrian access door through to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE There is a pleasant good sized well maintained South Easterly facing rear garden, full width paved patio with retaining wall, leading to a neat lawned garden with a variety of shrubs and trees, timber framed garden shed, block paved pathway with gated access to front, external lighting.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 14 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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