

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

10 Alcester Drive, Sutton Coldfield, B73 6PY

£450,000

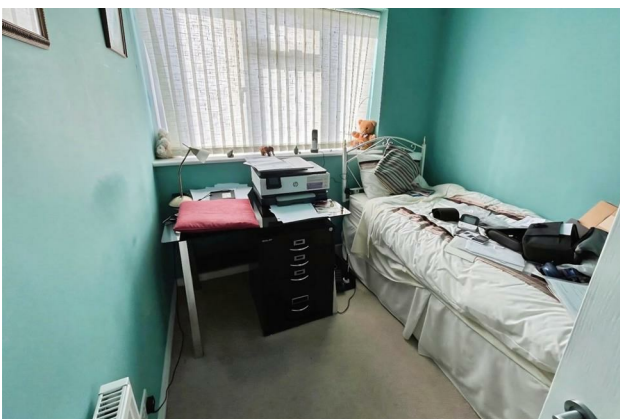
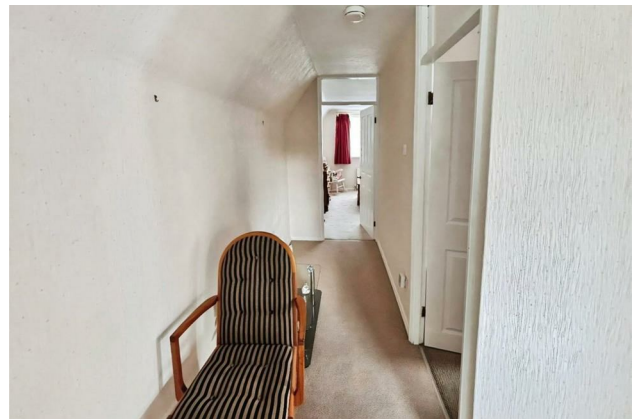
Property Images



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## Property Images



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## Floorplan



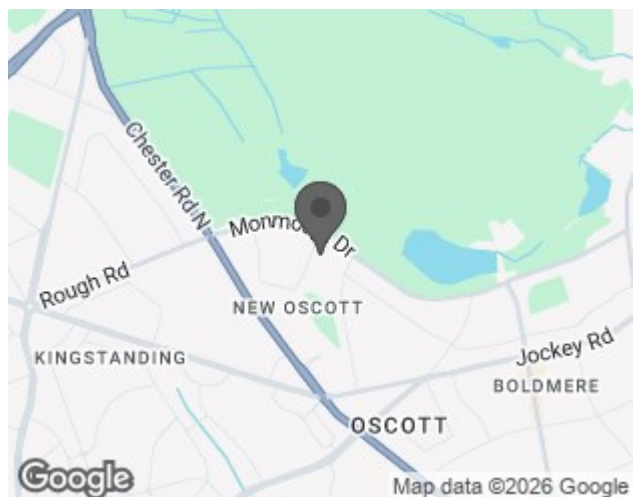
Total floor area: 1,524 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Map



## Summary

Offered with no chain, gas central heating and double glazing, this very deceptively spacious link detached family home affords great flexibility with a downstairs bedroom and shower room, as well as three first floor bedrooms and additional shower room. Approached from Avery Road, handy for Boldmere village, Sutton Park, public transport and great local schools, the accommodation briefly comprises;

Spacious and bright reception hall, refitted shower room, snug/bedroom 4, dining room, lounge with feature fireplace, kitchen with double oven, hob, extractor, fridge, separate utility with doors to garden and garage. First floor, three excellent bedrooms, under eaves storage and shower room.

Outside, large garage with gas combi boiler, front garden with shrubs, block paved drive with electric charging point and rear garden with southerly aspect having patio, lawn, shrubs and gated side access.

## Features

- Link detached family home • 4 bedrooms • 2 shower rooms • 2 reception rooms • Large garage • Kitchen and utility • Gardens enjoying southerly aspect • No chain • Convenient location • Council Tax Band E