

Sir Alfreds Way, Sutton Coldfield, B76 1ES

Offers Around £825,000

Council Tax Band: F



Nestled in the tranquil Sir Alfreds Way, Sutton Coldfield, this impressive detached house offers a perfect blend of space and comfort. The property boasts five generously sized reception rooms, providing ample space for both relaxation and entertainment. The heart of the home is complemented by a well-appointed bar and games room, ideal for hosting gatherings or enjoying quiet evenings with family and friends as well as a modern fitted kitchen with an island and a separate cooking spice kitchen.

The residence features five spacious bedrooms, ensuring that there is plenty of room for family and guests alike. With three modern bathrooms and a separate downstairs toilet, morning routines and family life are made effortless. The property has been thoughtfully extended, enhancing its living space while maintaining a warm and inviting atmosphere.

Outside, the double garage provides convenient parking and additional storage, while the driveway offers further off-road parking options. The house is situated in a quiet location, making it an ideal retreat from the hustle and bustle of everyday life.

Built in 1982, this home combines classic charm with modern living, making it a wonderful opportunity for those seeking a spacious family home in a desirable area. Whether you are looking to entertain or simply enjoy the peace of your surroundings, this property is sure to impress, especially for growing families this location is exceptional for school catchment area and situated in the heart of Newhall Valley Conservation Area.



The Hive Sankey Street, Warrington, WA1

1XG

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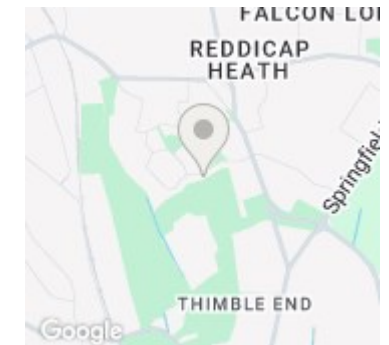
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Total floor area: 267.7 sq.m. (2,881 sq.ft.)

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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales	EU Directive 2002/91/EC	