

# Collyer Road

, AL2 1PD





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£599,950

- Three Bedrooms
- End Of Terrace
- Modern Open Plan
- Kitchen/Living Room
- Two Fully Equipped Bathrooms
  - French Bi Folding Doors
  - Separate Lounge
  - Under Floor Heating
  - Driveway For 3 Cars
  - Rear Garden







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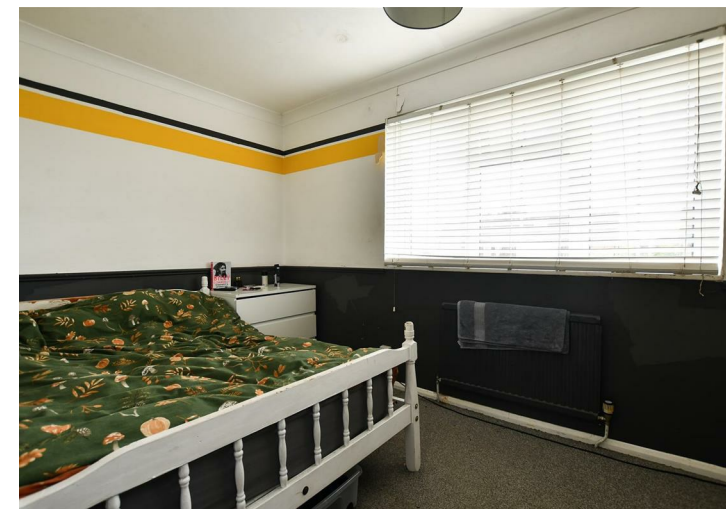
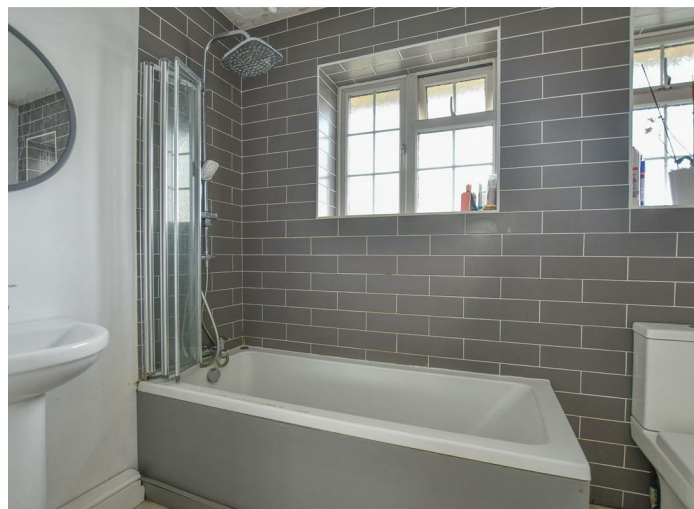
Nestled along the sought-after Collyer Road, this beautifully extended 3-bedroom end-of-terrace property offers a blend of modern living and timeless charm. Perfectly positioned near scenic walks, local amenities, and outstanding schools, it's an ideal home for families and professionals alike.

Upon entering, you're welcomed by a separate lounge, perfect for a snug. The ground floor also features a convenient utility suite and a fully equipped modern bathroom. At the heart of the home is a stunning open-plan kitchen and living area, fitted with sleek, modern appliances. French bi-folding doors seamlessly connect the indoors to the outside, opening onto a generous garden—ideal for entertaining or simply enjoying the outdoors.

Upstairs, you'll find three well-proportioned bedrooms, offering ample space for rest and storage, along with a contemporary family bathroom.

The front of the property boasts a sizable driveway, large enough for 2-3 cars, with the added benefit of side access leading to the rear garden.

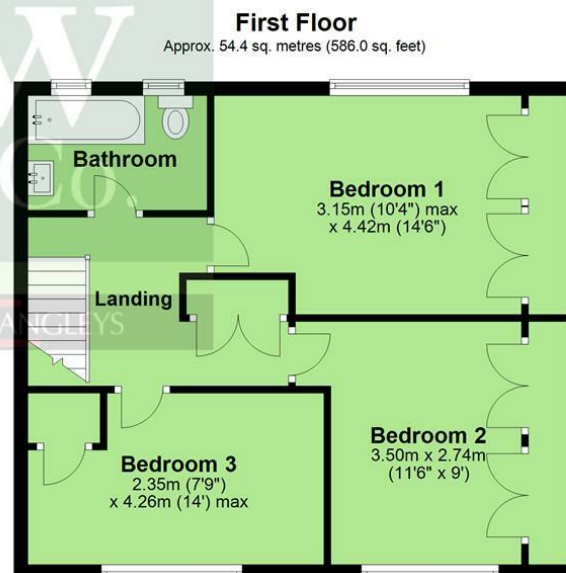
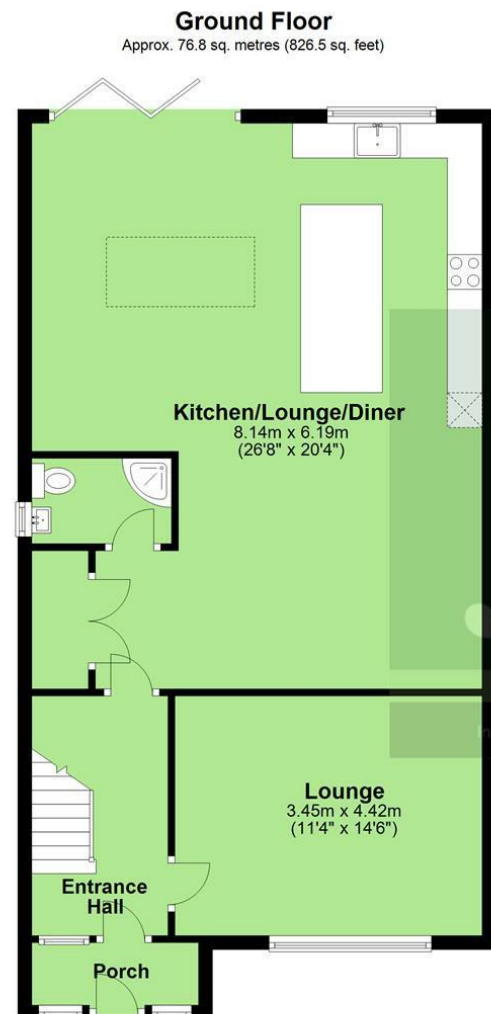
This home combines comfort, style, and practicality, all within easy reach of local conveniences, scenic green spaces, and highly regarded schools.



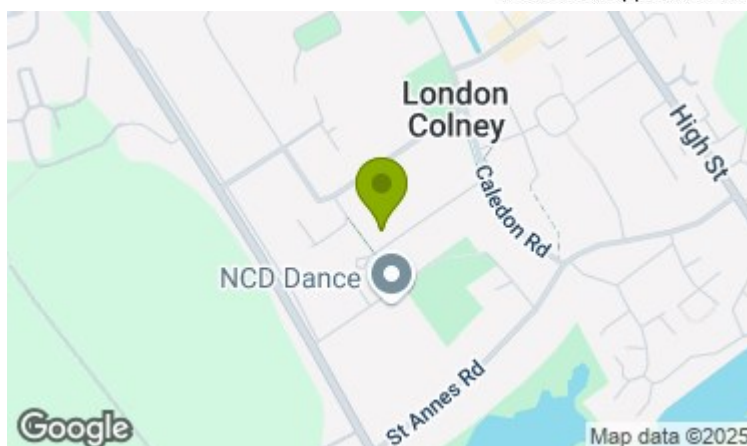




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Total area: approx. 131.2 sq. metres (1412.4 sq. feet)



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		
		81
	64	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Porch

Entrance Hallway

Lounge  
11'3" x 14'6" (3.45 x 4.42)

Bathroom

Kitchen/Living Room  
26'8" x 20'3" (8.14 x 6.19)

Landing

Bedroom 1  
10'4" x 14'6" (3.15 x 4.42)

Bedroom 2  
11'5" x 8'11" (3.50 x 2.74)

Bedroom 3  
7'8" x 13'11" (2.35 x 4.26)

Bathroom

**A.M.L Identity Verification**

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