



Linforth Drive, Streetly,  
Sutton Coldfield, B74 2EQ

Offers in Excess of £750,000

Welcome to Linforth Drive where this impressive dwelling immediately provides a WOW factor!!

You will not be disappointed by this outstanding, greatly extended five/six bedroom detached family home located in a highly regarded and sought after location within Streetly, and within close proximity of Sutton Park's 2,400 acre national nature reserve, transport links and reputable local schools nearby (catchment areas should be checked prior to legal completion).

On approach to the property you will instantly be impressed by the size of the accommodation and standard of finish both externally and internally.

The ground floor comprises an entrance porch, modern family lounge, luxury fitted kitchen/breakfast room, multi-use room currently used as a home gym, utility room and WC, inner hallway leading to the fabulous annex lounge/kitchen, bedroom and en-suite shower room.

The first floor comprises a landing, five bedrooms, the master bedroom having a dressing room and modern fitted en-suite shower room, a luxury family bathroom and separate shower room.

To the front of the house is a block paved driveway, providing off road parking for multiple vehicles and to the rear is a private and enclosed garden, with patio area, laid to lawn with mature trees, shrubs and flower borders.

Early viewing is a must to avoid genuine disappointment, call Paul Carr Streetly to arrange via appointment only.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Entrance Porch

Lounge 17' 11" x 12' 7" (5.46m x 3.83m)

Kitchen/Dining Room 17' 11" x 12' 0" (5.46m x 3.65m)

Utility Room 8' 4" x 7' 1" (2.54m x 2.16m)

WC 2' 8" x 4' 8" (0.81m x 1.42m)

Gym/Playroom 13' 5" x 8' 2" (4.09m x 2.49m)

Annex Lounge/Kitchen 13' 6" x 12' 10" (4.11m x 3.91m)

Annex Bedroom 11' 7" x 11' 2" (3.53m x 3.40m)

Annex En-suite 8' 4" x 6' 1" (2.54m x 1.85m)

### **First Floor Accommodation**

Bedroom One 17' 6" (max) x 13' 6" (5.33m x 4.11m)

Dressing Room 9' 1" x 6' 11" (2.77m x 2.11m)

En-suite 6' 1" x 5' 8" (1.85m x 1.73m)

Bedroom Two 11' 9" x 9' 10" (3.58m x 2.99m)

Bedroom Three 10' 9" x 11' 4" (3.27m x 3.45m)

Bedroom Four 14' 4" x 8' 1" (4.37m x 2.46m)

Bedroom Five 8' 3" x 7' 8" (2.51m x 2.34m)

Bathroom 7' 4" x 6' 2" (2.23m x 1.88m)

Shower Room 8' 2" x 5' 7" (2.49m x 1.70m)





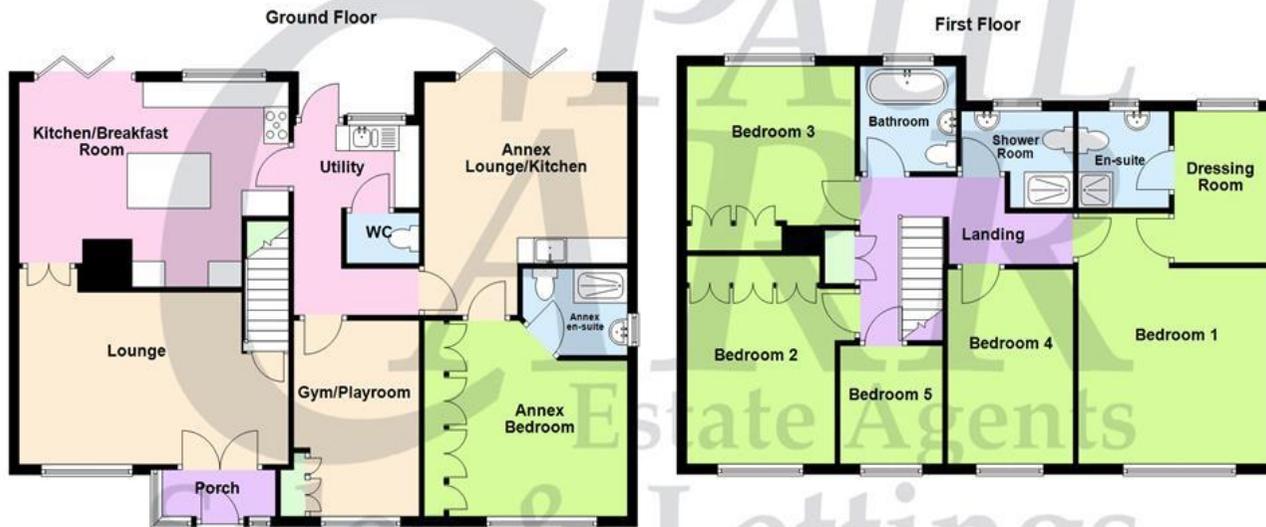






# Floor Plan

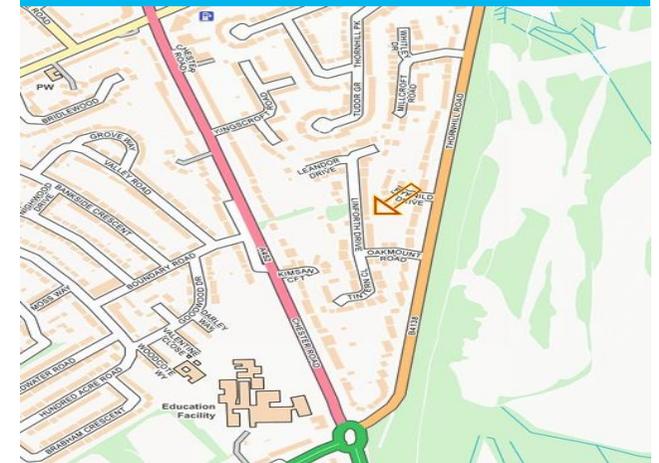
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location







### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 5<sup>th</sup> April 2024