



Manor Road, Streetly,  
Sutton Coldfield, B74 3NG

Offers Over £410,000

This charming three bedroom semi-detached family home is situated on the highly sought after Manor Road in central Streetly, within walking distance of highly rated local schools and Royal Sutton Park.

Approached via a paved driveway with ample parking space, the accommodation briefly comprises of an entrance porch and welcoming large hallway with downstairs W.C, leading into a bright spacious lounge/diner.

The lounge providing ample space for a family, with sliding doors out to the rear garden.

There is a modern fitted and extended kitchen to the rear with great storage space and breakfast bar, with integral access to the garage.

Upstairs off the landing is a spacious family shower room, with three great size bedrooms. The master bedroom features a bay window and fitted wardrobes.

Outside is a charming private rear garden with social patio space and neatly maintained lawn, with an external summerhouse and shed storage with fenced enclosure.

Tenure: We can confirm the property is Freehold.

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

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**

Porch 5' 7" x 3' 2"  
(1.69m x 0.97m)

Hallway 14' 6" x 6' 7"  
(4.41m x 2.01m)

Lounge/Diner 23' 0" x 11' 6"  
(7.02m x 3.50m max, 3.16 min)

Kitchen 16' 5" x 8' 0"  
(5.00m x 2.44m)

Integral Garage 15' 6" x 8' 2"  
(4.73m x 2.49m)

Downstairs W.C. 4' 2" x 2' 6"  
(1.27m x 0.76m)

### **First Floor Accommodation**

Bedroom One 11' 6" x 11' 3"  
(3.51m x 3.44m)

Bedroom Two 11' 4" x 10' 5"  
(3.46m x 3.17m)

Bedroom Three 7' 9" x 6' 11"  
(2.36m x 2.12m)

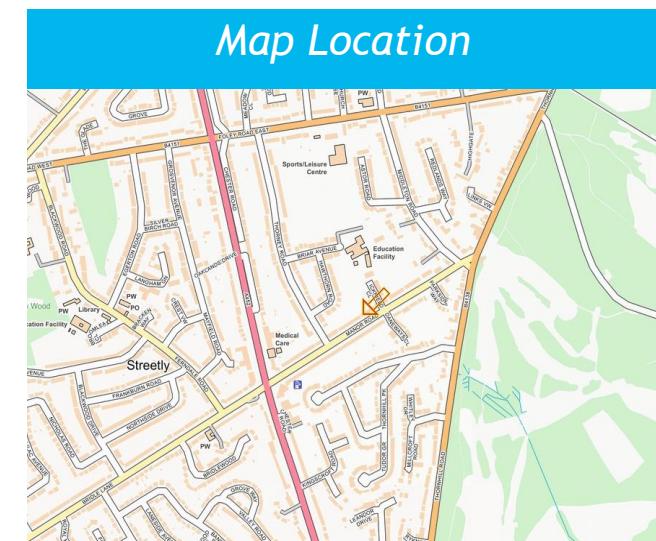
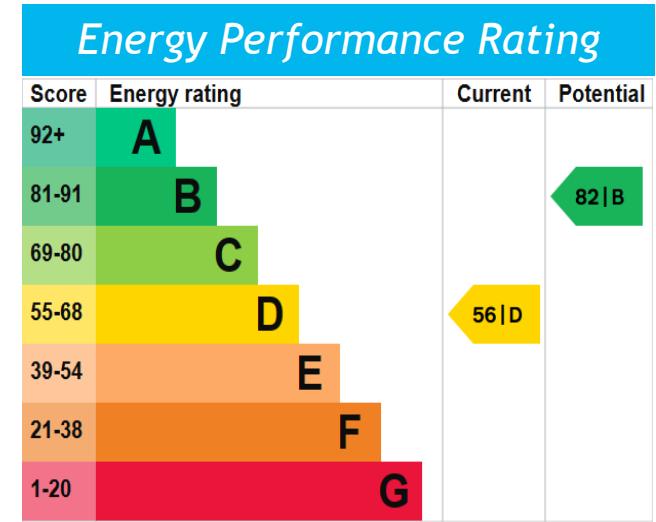
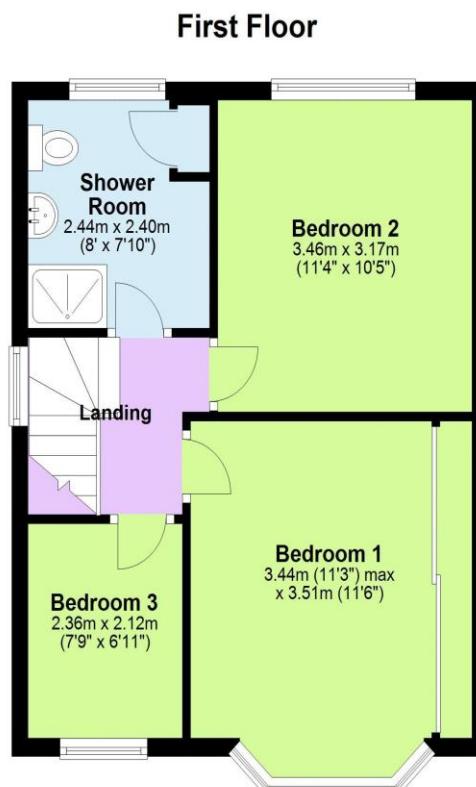
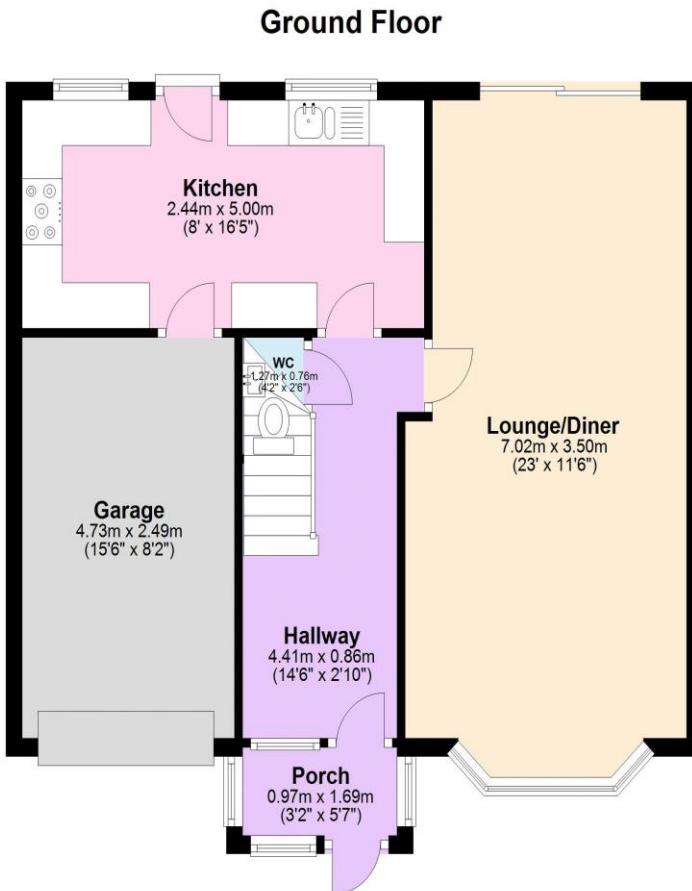
Shower Room 8' 0" x 7' 10"  
(2.44m x 2.40m)





# Floor Plan

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







### 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: 30th March 2023