



Nicholas Road, Streetly,
Sutton Coldfield, B74 3QR

Offers in the Region Of £285,000

Streetly

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Paul Carr Estate Agents are delighted to offer for sale this well positioned three-bedroom property ideal for first time buyers.

An inspection is recommended to appreciate the stylish décor and the spacious accommodation both internally and externally. This family home is perfectly located within walking distance to schools and shops.

Set behind a multi car driveway and accessed via a useful porch, the property briefly comprises a beautifully presented bright lounge diner, a stunning conservatory which overlooks the rear garden, and a contemporary kitchen with a range of white gloss, base, wall, and drawer mounted units, the garage is accessed off kitchen.

To the first floor there will be no fighting over rooms as there are three brilliant double bedrooms and an immaculate principal bathroom.

Outside the extensive rear garden has a stunning patio ideal for dining outside, beautiful pond, and large lawn.

This beautiful property is a great opportunity, and we strongly recommend viewing as it will move fast.





Property Specification

POPULAR RESIDENTIAL LOCATION
LOUNGE/DINER
RE-FITTED KITCHEN
CONSERVATORY
THREE DOUBLE BEDROOMS

Entrance Hall 2.24m x 0.86m
(7'4" x 2'10")

Lounge/Diner 7.32m x 3.12m
(24' x 10'3")

Kitchen 3.30m x 3.02m
(10'10" x 9'11")

Conservatory 3.74m x 3.46m
(12'3" x 11'4")

Bedroom 1 3.41m x 3.22m
(11'2" x 10'7") max

Bedroom 2 3.87m x 2.58m
(12'8" x 8'6")

Bedroom 3 3.11m x 2.95m
(10'2" x 9'8")

Bathroom 2.42m x 2.35m
(7'11" x 7'9") max

Garage 5.30m x 2.47m
(17'5" x 8'1")

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: 20th April 2021

Viewer's Note:

Services connected: Mains gas, electricity, water and drainage

Council tax band: C

Tenure: Freehold : Yes

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

