



Goodwood Drive, Streetly,
Sutton Coldfield, B74 2JG

Offers in the Region Of £440,000

Welcome to Goodwood Drive.

This fantastically position four bedroom detached family home is located within walking distance of highly rated local schools, transport links, and local amenities, on an extremely desirable and sought after road in Streetly.

Approached via a paved driveway with neatly maintained front lawn, the accommodation briefly comprises of an entrance porch and spacious hallway with downstairs W.C and store cupboard, leading into a bright open lounge and dining area overlooking the rear garden.

There is a deceptively large kitchen/breakfast room to the rear with fitted appliances and further stunning views out to the garden, as well as access to the large integral garage.

Upstairs is an impressive landing space, with a main family shower room and four large double bedrooms.
All bedrooms provide ample space for a modern family.

Outside is a truly stunning rear garden, boasting a vast lawn with patio, and fenced enclosure.

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



Ground Floor Accommodation

Porch 6' 11" x 3' 7" (2.11m x 1.09m)

Hallway 14' 3" x 3' 7" (4.34m x 1.09m)

Lounge 15' 6" x 11' 3" (4.72m x 3.43m)

Dining Area 11' 3" x 8' 11" (3.44m x 2.71m)

Kitchen/Breakfast Room 16' 1" x 8' 10" (4.90m x 2.69m)

W.C. 6' 0" x 2' 7" (1.84m x 0.78m)

Integral Garage 19' 0" x 8' 7" (5.78m x 2.61m)



First Floor Accommodation

Bedroom One 13' 3" x 11' 3"
(4.05m x 3.42m)

Bedroom Two 12' 1" x 8' 9"
(3.69m x 2.66m)

Bedroom Three 11' 3" x 11' 4"
(3.44m x 3.45m)

Bedroom Four 11' 3" x 8' 9"
(3.44m x 2.67m)

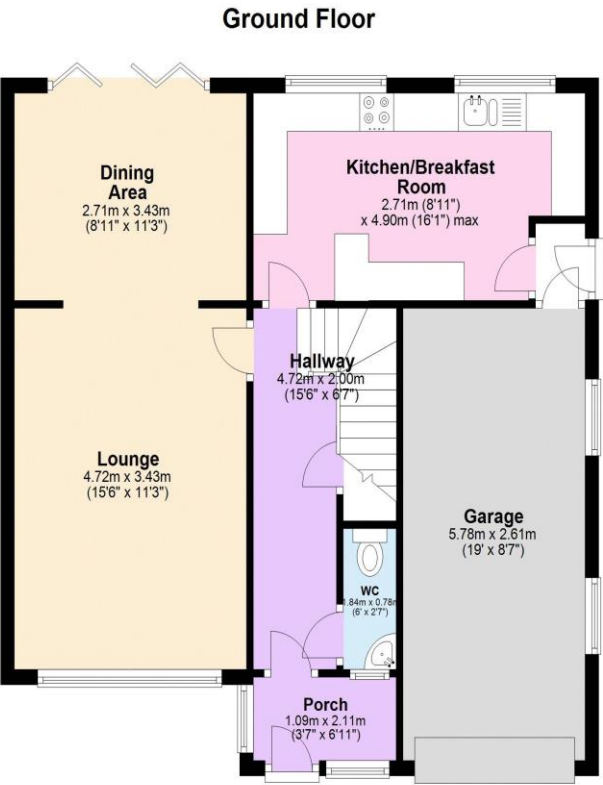
Shower Room 8' 4" x 7' 3"
(2.54m x 2.21m)



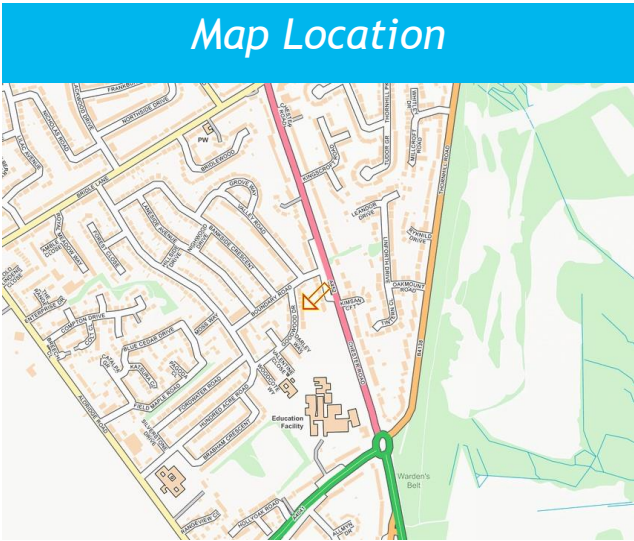


Floor Plan

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		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		







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 February 2023