



Valley Road, Streetly,
Sutton Coldfield, B74 2JF

£430,000

Paul Carr Estate Agents are delighted to bring to market this immaculately presented three bedroom semi detached family home which has been extended and modernised to an extremely high standard throughout and a key feature being vendor owned solar panels, which will reduce your electricity bills and earn money on any surplus electricity you produce.

Located in a much sought after location on a popular road in Streetly this property should be top of your viewing list! Local reputable schools are close by (school catchment areas should be checked) as well as being within easy reach of Sutton Park's 2400 acre national nature reserve, the property would be an ideal purchase for a family. The property is set back from the road behind a multi-vehicle driveway leading to side garage and front door into the hallway.

Upon entering the property you are greeted by an impressive reception hallway which offers a striking first impression which sets the tone for the rest of the property.

A superb and generous living room with window to fore and the main focal point of the room being a feature wood burner. The family orientated kitchen offers an immediate 'WOW' factor and is a key feature of this sublime home. Being individually designed and features areas for cooking, dining and relaxing.

Accessed via the kitchen is a well presented and thoughtfully designed utility room with door leading to downstairs guest wc.

The first floor accommodation boasts three well proportioned bedrooms and stunning family bathroom.

The beautiful bathroom is fitted with a suite comprising low flush wc unit, hand wash basin and bath with shower over and shower screen and complimentary tiling to walls.

To the rear of the property is a family friendly garden being mainly laid to lawn, with paved patio area which makes a stunning location for entertaining and al fresco dining.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, water and drainage

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



Ground Floor Accommodation

Entrance Hall 15' 0" x 8' 2"
(4.57m x 2.49m)

Lounge 12' 0" x 11' 0" (max)
(3.65m x 3.35m)

Extended Kitchen/Family Room 21' 2" (max) x 25' 9" (max)
(6.45m x 7.84m)

Utility Room 12' 1" x 6' 4"
(3.68m x 1.93m)

WC 2' 7" x 6' 4"
(0.79m x 1.93m)

Garage 11' 5" x 7' 5"
(3.48m x 2.26m)

First Floor Accommodation

Bedroom One 10' 11" x 11' 10"
(3.32m x 3.60m)

Bedroom Two 11' 4" x 10' 5"
(3.45m x 3.17m)

Bedroom Three 7' 5" x 8' 10"
(2.26m x 2.69m)

Bathroom 5' 6" x 7' 5"
(1.68m x 2.26m)

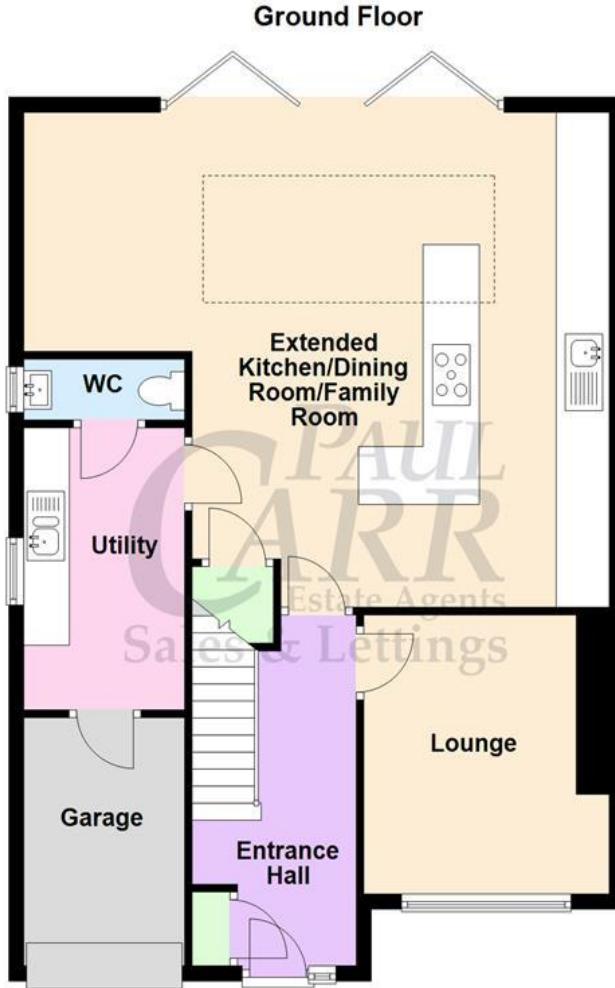






Floor Plan

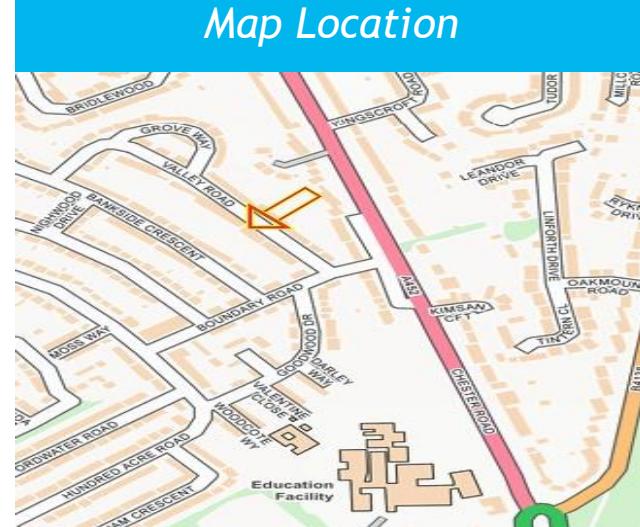
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | 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: 5TH June 2024