



Coniston Road, Streetly
Sutton Coldfield, B74 3LE

Offers in the Region Of £365,000

Paul Carr Estate Agents are delighted to present this beautifully extended three-bedroom family home, ideally situated on the highly sought-after Coniston Road in Streetly. Perfect for families looking to settle in a well-established and desirable area, this property offers a wonderful blend of modern living and traditional charm.

The home features a stunning open-plan kitchen and dining area, thoughtfully extended to create a light-filled space that's perfect for both everyday living and entertaining. This area flows seamlessly into a spacious living room and family room, providing a versatile layout to suit a range of lifestyles. To the front of the property, there is an additional reception room currently being used as a bedroom, offering further flexibility for use as a home office, playroom, or guest accommodation.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable and practical family living, along with a modern family bathroom finished to a high standard.

Outside, the generous rear garden provides an excellent setting for outdoor relaxation, play, or al-fresco dining. The front of the property features a large driveway with ample off-road parking, adding to the home's convenience.

Coniston Road enjoys a prime position close to popular local schools (catchment areas should be checked), excellent transport links, and a wide range of everyday amenities. The beautiful Royal Sutton Park is just a short drive away, offering over 2,000 acres of natural parkland ideal for walking, cycling, and family days out.

This is a superb opportunity to secure a spacious and stylish family home in one of Streetly's most desirable residential locations.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Room Measurements

Entrance Porch

Entrance Hall 7' 10" x 11' 8" (2.39m x 3.55m)

Lounge 10' 5" x 11' 7" (3.17m x 3.53m)

Reception Room 11' 3" x 10' 0" (3.43m x 3.05m)

Kitchen/Dining Room 16' 2" (max) x 16' 1" (max) (4.92m x 4.90m)

Bedroom One 12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom Two 10' 1" x 11' 7" (3.07m x 3.53m)

Bedroom Three 9' 4" x 7' 10" (2.84m x 2.39m)

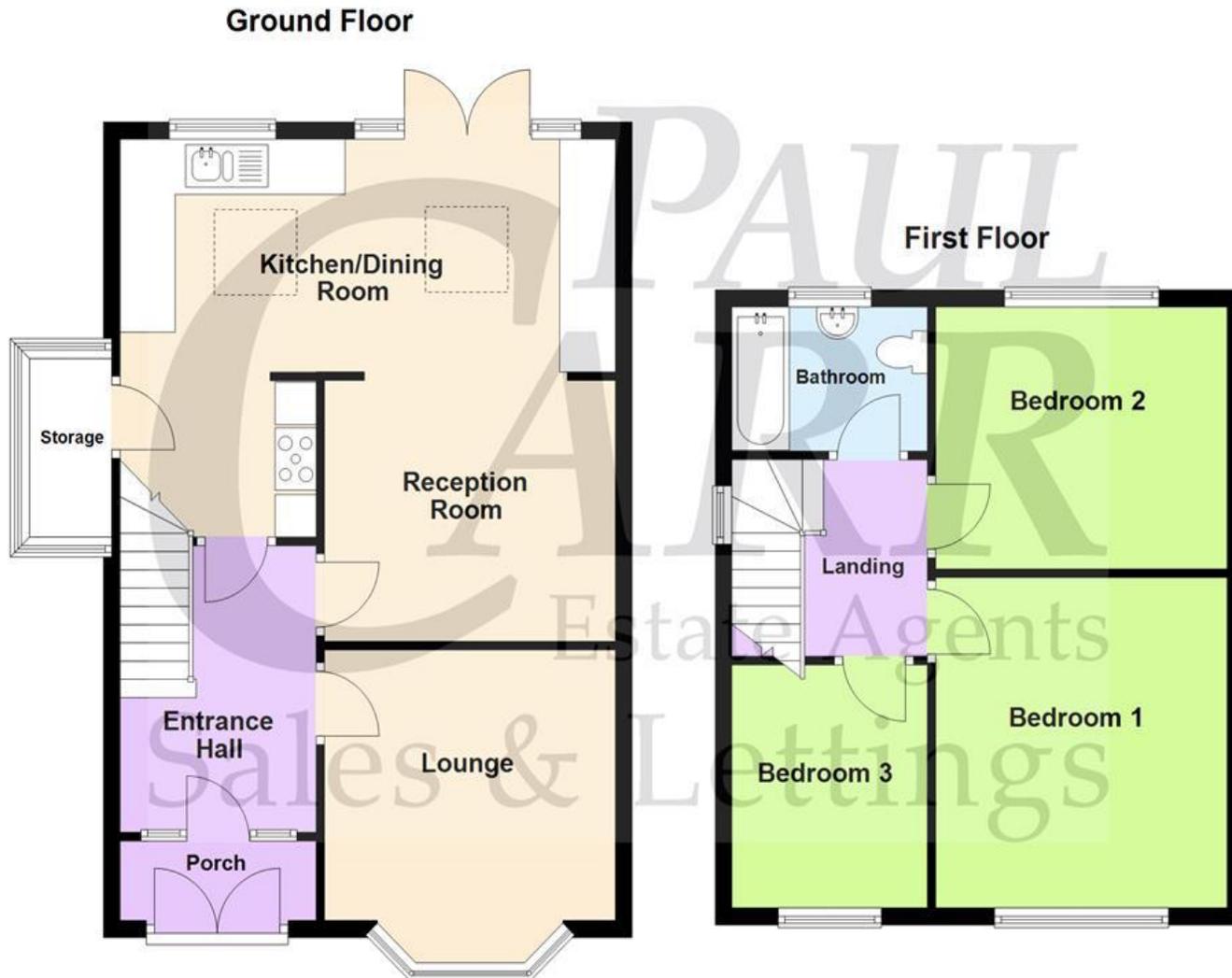
Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)





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	71 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: