



Elmtree Road, Streetly,
Sutton Coldfield, B74 3RX

Offers in the Region Of £320,000

Streetly

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Paul Carr Estate Agents are delighted to offer for sale this impressive three bedroom semi-detached family home with NO UPWARD CHAIN.

Located on the popular Elmtree Road within convenient distance of local shops and transport links, this property boasts spacious living accommodation with bright hallway, two main reception rooms, three great size bedrooms, large family bathroom and downstairs W.C, and a private rear garden.

Approached via a private driveway with ample parking space and access to a single garage, the accommodation briefly comprises of an impressive size hallway with downstairs W.C, and two reception rooms providing a dining room to the fore with bay window, and private lounge to the rear with box bay window.

The kitchen to the rear has ample storage, and gives access into the rear garden.

Upstairs are three great size bedrooms, the smallest with built in storage cupboard, and a large family bathroom with separate bath and shower.

To the rear is a private garden with modern decking space and lawn with private fenced enclosure.





Property Specification

THREE BEDROOM SEMI-DETACHED FAMILY HOME
SPACIOUS LIVING ACCOMMODATION
BRIGHT HALLWAY
TWO RECEPTION ROOMS
THREE GREAT SIZE BEDROOMS

Hallway 15' 6" x 7' 9"
(4.73m max (3.75 min) x 2.36m)

Dining Room 13' 11" x 11' 3"
(4.23m x 3.44m)

Lounge 12' 0" x 11' 5"
(3.65m x 3.48m)

Kitchen 10' 11" x 7' 8"
(3.33m x 2.33m)

W.C. 2' 7" x 4' 6"
(0.80m x 1.36m)

Bedroom One 11' 11" x 11' 5"
(3.64m x 3.48m)

Bedroom Two 12' 1" x 11' 4"
(3.68m x 3.45m)

Bedroom Three 8' 10" x 7' 10" (2.69m x 2.38m)

Bathroom 8' 5" x 7' 7"
(2.57m x 2.31m)

Garage 15' 9" x 8' 2"
(4.80m x 2.48m)

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: 4th August 2021

Viewer's Note:

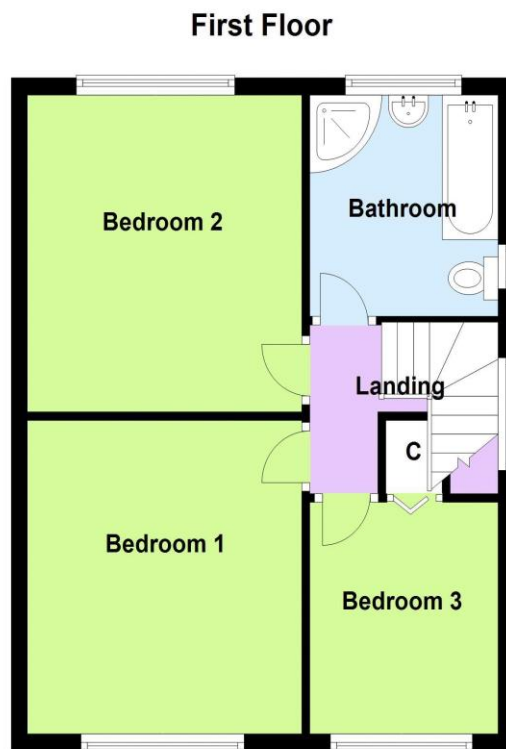
Services connected: Gas/electric/water/drainage

Council tax band: C

Tenure: Freehold

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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

