



Old Lindens Close, Streetly,
Sutton Coldfield, B74 2EJ

Offers in the Region Of £400,000

Streetly

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Paul Carr Estate Agents are delighted to offer for sale this immaculately presented four bedroom detached family home with NO UPWARD CHAIN, perfect for upsizing families and/or new purchasers.

Situated in a cul de sac in central Streetly within walking distance of local shops and transport links, this property boasts extremely spacious living spaces with lounge and bright conservatory, South East facing garden, four great sized bedrooms, Jack and Jill bathroom, downstairs W.C., and modern fitted kitchen.

The accommodation briefly comprises of an entrance hall approached via side access with private W.C., kitchen with box bay window and fitted appliances, with access into integral garage, and a spacious lounge/living area with two sets of French Doors leading into the beautiful bright conservatory which overlooks the rear garden.

To the first floor is a spacious landing and four brilliant sized bedrooms, the two largest with access to the modern Jack and Jill bathroom with separate bath and shower.

To the fore is well presented paved driveway with ample parking space.

To the rear is the beautifully maintained South East facing private garden with patio area and steps up lawn and fenced enclosure.





Property Specification

FOUR BEDROOM DETACHED FAMILY HOME
SOUGHT AFTER MODERN CUL DE SAC LOCATION
IMMACULATELY PRESENTED LIVING AREA
BRIGHT SPACIOUS CONSERVATORY
JACK AND JILL BATHROOM

Hall 6' 1" x 4' 11" (1.85m x 1.51m)

Kitchen 11' 2" x 10' 5" (3.40m x 3.18m)

Lounge 18' 5" x 19' 2" max, 13' 0" min
(5.62m x 5.86m max, 3.92m min)

Conservatory 18' 4" x 12' 5"
(5.58m x 3.79m max (2.74 min))

W.C. 5' 1" x 2' 9" (1.54m x 0.85m)

Bedroom One 11' 1" x 11' 0" (3.37m x 3.35m)

Bedroom Two 9' 11" x 9' 7" (3.01m x 2.92m)

Bedroom Three 11' 3" x 8' 4" (3.44m x 2.54m)

Bedroom Four 9' 9" x 7' 1" (2.96m x 2.16m)

Jack and Jill Bathroom 9' 11" x 6' 4"
(3.01m x 1.94m)

Integral Single Garage 18' 4" x 7' 9"
(5.59m x 2.35m)

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: 27th April 2021

Viewer's Note:

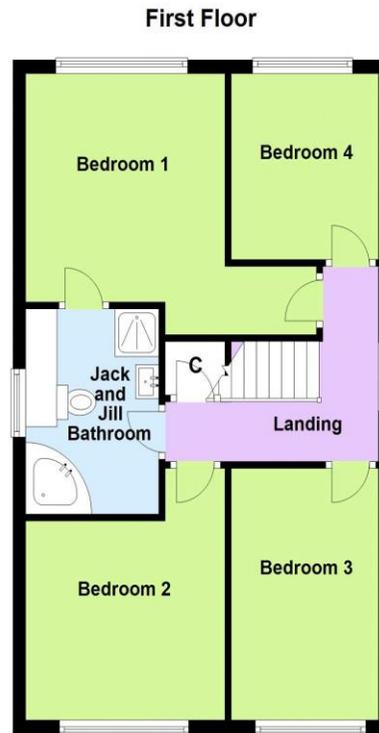
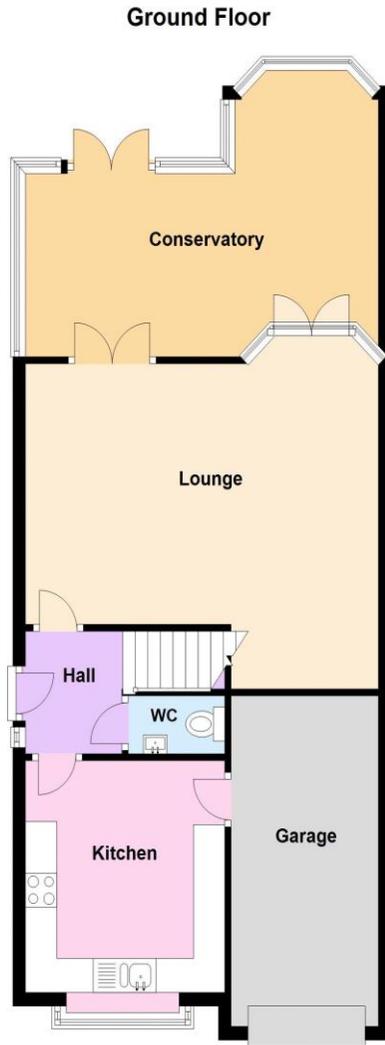
Services connected: Gas/electric/water/drainage

Council tax band: E

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		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

