



Kingscroft Close, Streetly,  
Sutton Coldfield, B74 2HJ

**£480,000**

If you're looking for a four bedroom detached family home in a quiet location within close distance of great schools, transport links and local shops, look no further!

Paul Carr Estate Agents are delighted to offer for sale this lovely detached property which boasts spacious accommodation throughout, consisting of a large lounge with extended dining area, fitted kitchen, bright conservatory, large garage with downstairs W.C, four great size bedrooms and a private rear garden.

Kingscroft Close is located off the Chester Road in the heart of Streetly. Situated within convenient distance of local shops, transport links, great local schools and Royal Sutton Park, this property is ideal for young families looking to upsize or move into the area.

Approached via a driveway with front lawn area and double garage, the accommodation briefly comprises of an entrance porch and hallway with downstairs W.C, leading into the spacious lounge with bay window and extended dining area.

There is a fitted kitchen which flows into the bright conservatory room, and has nice views out onto the garden.

Upstairs is deceptively spacious. Off the large landing are four great size bedrooms, the master with a private en-suite shower room, and a family size bathroom with large corner bath.

Outside to the rear is a very private garden with patio area and lawn with fenced closure.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Streetly@paulcarrestateagents.co.uk)



### ***Ground Floor Accommodation***

Porch

Hallway

Lounge 21' 2" x 11' 11" (6.44m x 3.62m)

Dining Area 12' 0" x 7' 4" (3.65m x 2.24m)

Kitchen 17' 10" x 7' 7" (5.43m x 2.32m)

Conservatory 9' 7" x 8' 10" (2.92m x 2.70m)

W.C.

### ***First Floor Accommodation***

Bedroom One 13' 5" x 10' 9" (4.09m x 3.27m)

En-suite 7' 7" x 5' 1" (2.31m x 1.55m)

Bedroom Two 11' 11" x 10' 0" (3.62m x 3.06m)

Bedroom Three 9' 1" x 8' 10" (2.76m x 2.68m)

Bedroom Four 9' 0" x 8' 9" (2.75m x 2.67m)

Bathroom 8' 10" x 7' 7" (2.70m x 2.31m max (1.70 min))

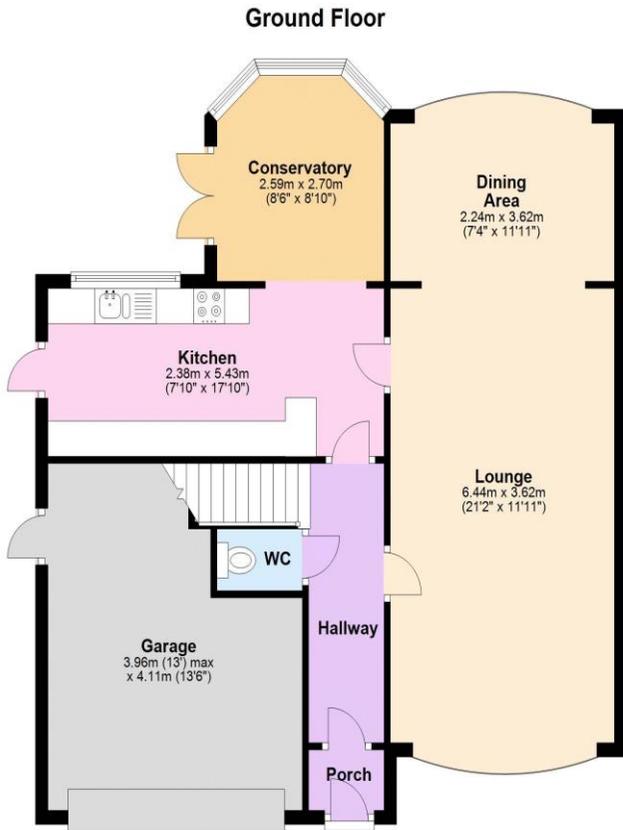
Garage 16' 9" x 13' 6" (5.11m x 4.12m)





# Floor Plan

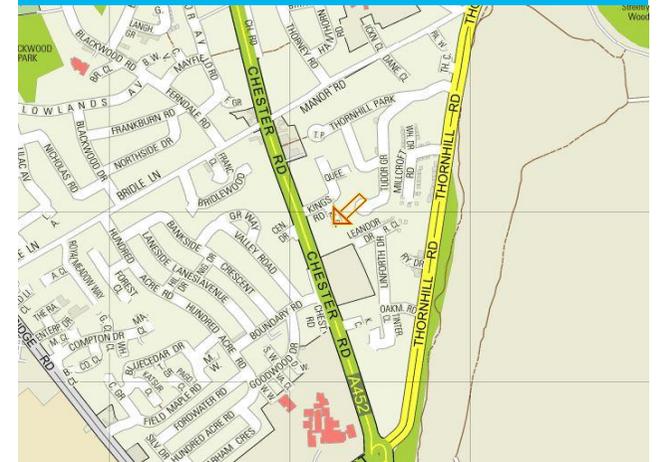
This floor plan is not drawn to scale and is for illustration purposes only

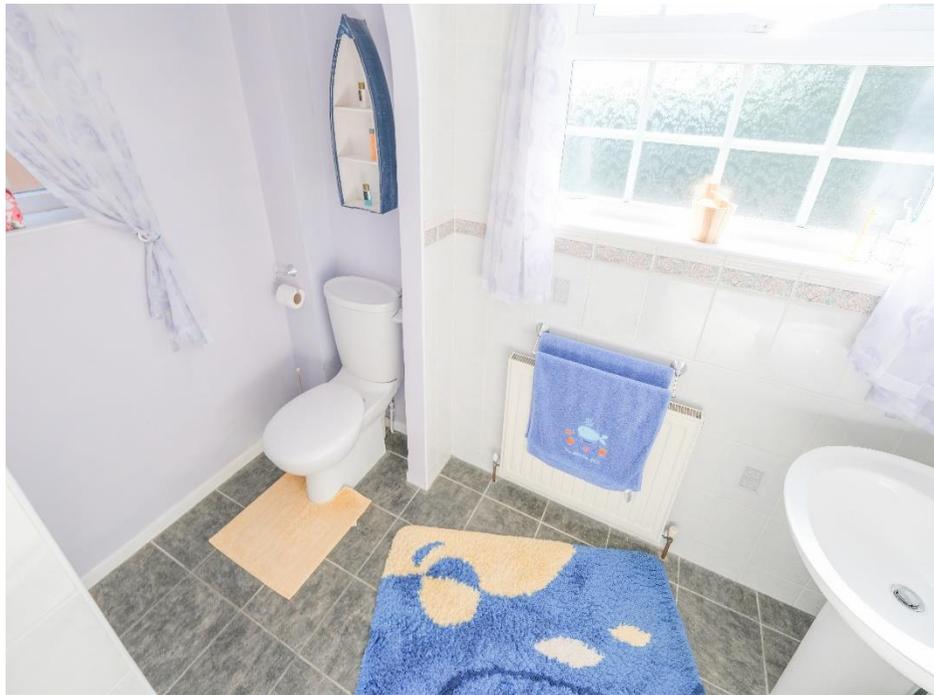


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	59   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: 6th September 2021