



Lindens Drive, Streetly,  
Sutton Coldfield, B74 2AQ

Offers in Excess of £300,000

# Streetly

Offers in Excess of £300,000



Paul Carr Estate Agents are delighted to offer for sale this traditional style three bedroom semi-detached family home, with great potential to improve.

Located in a quiet sought after cul de sac area, this property boasts generous extended living space, beautiful private rear garden, downstairs W.C and three great size bedrooms.

The accommodation briefly comprises of a bright entrance porch and hallway, impressively spacious lounge with sliding doors into extended dining area/study, kitchen with ample storage space and internal access into store room and garage, separate utility and W.C. and lean-to.

To the first floor are three great size bedrooms, two with fitted wardrobes, and a modern shower room.

To the fore is a spacious paved driveway with ample parking space.

To the rear is a deceptively large garden with lawn and patio, as well as a wooden structure with potential to convert into bar/study.





## Property Specification

THREE BEDROOM EXTENDED FAMILY HOME  
NO UPWARD CHAIN  
BEAUTIFUL PRIVATE GARDEN  
INCREDIBLY SPACIOUS LIVING ROOM  
GREAT SIZE BEDROOMS WITH FITTED WARDROBES

Porch 6' 11" x 4' 6" (2.10m x 1.36m)

Hall 12' 3" x 6' 9" (3.74m x 2.07m)

Lounge 25' 4" x 11' 6"  
(7.73m x 3.51m max (3.15 min))

Dining Area/Study 10' 5" x 7' 11" (3.18m x 2.41m)

Kitchen 11' 2" x 11' 1" (3.41m x 3.38m)

Utility 6' 6" x 4' 11" (1.98m x 1.49m max)

W.C. 4' 8" x 4' 2" (1.41m x 1.26m)

Lean-to 7' 10" x 7' 5" (2.39m x 2.26m)

Bedroom 1 13' 7" x 11' 7" (4.15m into bay x 3.52m)

Bedroom 2 11' 7" x 10' 10" (3.52m x 3.30m)

Bedroom 3 7' 5" x 6' 10" (2.26m x 2.08m)

Shower Room 7' 2" x 6' 9" (2.19m x 2.07m)

Integral Single Garage 12' 8" x 6' 5"  
(3.86m x 1.96m)

Store 5' 11" x 5' 1" (1.81m x 1.54m)

### 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: 30th April 2021

### Viewer's Note:

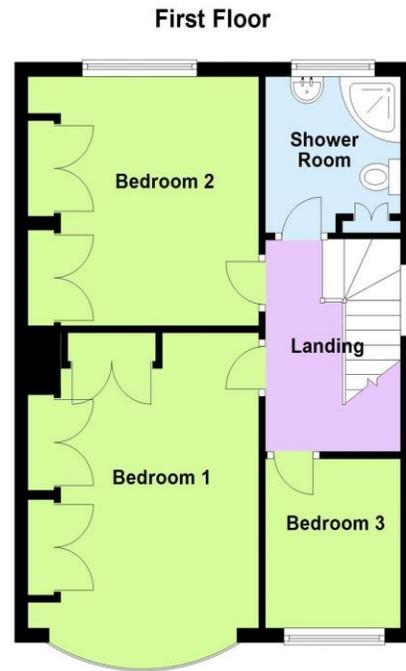
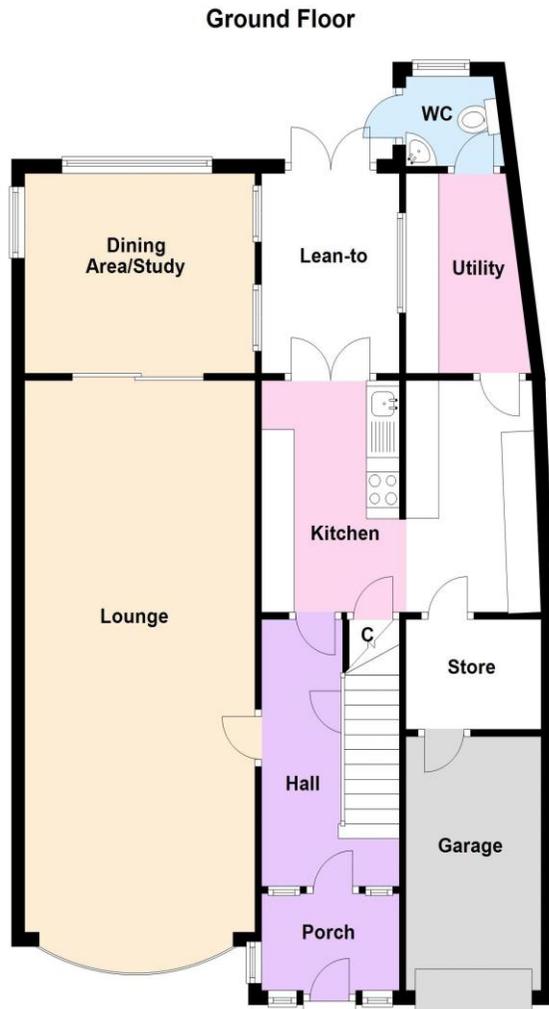
Services connected: Mains gas/electric/water/drainage

Council tax band: D

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		83   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

