



Mayfield Road, Streetly
Sutton Coldfield, B74 3PY

Offers in the Region Of £340,000

Streetly

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Paul Carr Estate Agents are delighted to offer for sale this spacious and well presented traditional style semi detached. Situated in a much sought after residential location in Streetly.

This delightful family home is approached via a paved driveway giving the advantage off road parking for various vehicles along with flower and shrub borders and leads to the welcoming porch entrance. Internally, the ground floor offers a spacious reception hallway with stairs to the first floor and doors offer. To the front of the ground floor, there is a pleasant dining room with large bay window overlooking the front elevation with double doors leading into the separate lounge. The lounge offers an excellent family living space and benefits from sliding doors leading to the useful verandah. Continuing through the ground floor is the kitchen which is fitted with a comprehensive range of wall and base units, stainless steel sink unit, understairs storage space and access to utility area and to the garage.

To the first floor, there are three good size bedrooms along with a further useful extended box room. The first floor further benefits from a bathroom and separate w.c.

The large garden forms a particular feature of the property and benefits from a paved patio area, shed, large lawn area with flower and shrub borders to both sides.

Viewing is recommended at the earliest opportunity to fully appreciate the accommodation offered for sale.





Property Specification

SPACIOUS, WELL PRESENTED TRADITIONAL SEMI DETACHED HOME
FRONT DINING ROOM , SEPARATE LOUNGE
FITTED KITCHEN, UTILITY
THREE GOOD SIZED BEDROOMS
EXTENDED BOX ROOM

Entrance Porch

Reception Hallway

Dining Room 15' 4" into bay x 10' 11"
(4.68m x 3.34m)

Lounge 14' 1" x 10' 11" (4.28m x 3.34m)

Kitchen 16' 6" x 8' 10" (5.02m x 2.68m)

Verandah 10' 11" x 6' 2" (3.34m x 1.89m)

Utility Area

Bedroom One 15' 5" into bay x 11' 0"
(4.70m x 3.35m)

Bedroom Two 11' 9" x 11' 0" (3.57m x 3.35m)

Bedroom Three 13' 10" '(into slope) x 8' 6" max
(4.21m x 2.60m)

Extended Box Room 7'9" x 6'11" (2.36m x 2.11m)

Bathroom

Separate W.C

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: 5th December 2020

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Leasehold - 35 years remaining

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

