



Coppice View Road, Streetly,
Sutton Coldfield, B73 6UE

Offers in the Region Of £360,000

Streetly

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This wonderfully spacious four bedroom semi-detached family home sits perfectly within the sought after Coppice View Road cul de sac location.

Within close distance of local schools, transport links, amenities, and Royal Sutton Park, this fantastic home boasts a variety of impressive features throughout.

Approached via a large paved driveway with gated entrance, the accommodation briefly comprises a welcoming hallway with under-stair storage/pantry, flowing through into a bright dining area and spacious lounge.

The dining area benefits from wonderful views through sliding doors out to the private garden, and the lounge area is presented with an attractive bay window.

There is a kitchen to the rear with a charming breakfast area with further stunning views to the rear, as well as a large utility room and integral garage providing independent access from front to back of the property.

Upstairs off the landing are four impressive size bedrooms, the three largest all with ample bed and furniture space, and a large family bathroom with bath, wash hand basin, bidet, and W.C.

Outside is a wide plot with private outlook, providing a social patio area with steps down to a neatly maintained lawn area.





Property Specification

IMPRESSIVE FOUR BEDROOM FAMILY HOME
 QUIET SOUGHT AFTER CUL DE SAC LOCATION
 DECEPTIVELY SPACIOUS THROUGHOUT
 WIDE PRIVATE REAR GARDEN
 SPACIOUS LOUNGE/DINING AREA

Hallway 13' 3" x 6' 9" (4.05m x 2.05m)

Lounge Area 12' 5" x 11' 6" (3.78m x 3.51m)

Dining Area 12' 6" x 12' 5" (3.81m x 3.79m)

Kitchen 8' 10" x 6' 7" (2.70m x 2.01m)

Breakfast Area 8' 4" x 5' 7" (2.55m x 1.70m)

Utility 15' 3" x 9' 11" (4.65m x 3.01m max)

Integral Garage 17' 4" x 7' 8" (5.28m max x 2.34m)

Bedroom One 12' 7" x 12' 0" (3.84m x 3.67m)

Bedroom Two 12' 5" x 11' 6" (3.79m x 3.50m)

Bedroom Three 18' 1" x 9' 10" (5.51m x 3.00m)

Bedroom Four 6' 11" x 6' 9" (2.12m x 2.06m)

Bathroom 9' 0" x 6' 8" (2.75m x 2.04m)

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: 18th March 2023

Viewer's Note:

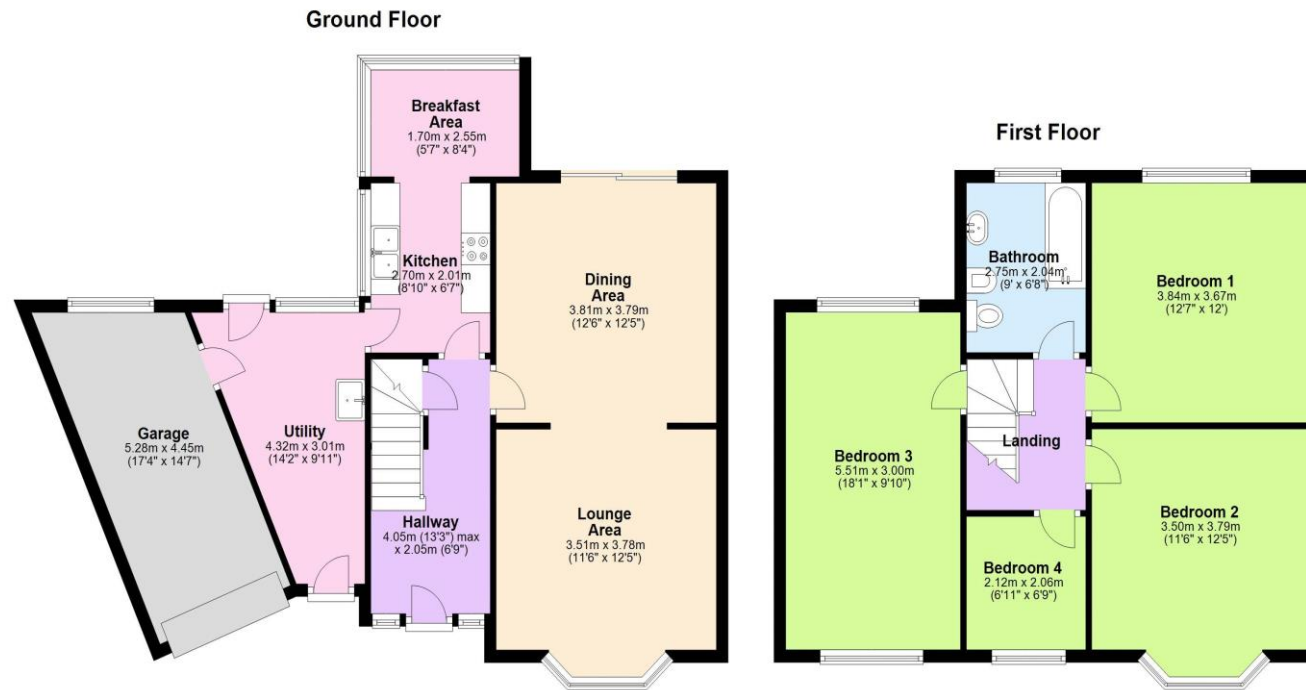
Services connected: Gas/electric/water/drainage

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		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

