



Queensway, Streetly,  
Sutton Coldfield, B74 2HQ

Offers in Excess of £415,000

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A WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET LOCATION, OFFERING A LARGE LOUNGE WITH KITCHEN/DINER, BRIGHT CONSERVATORY, DECEPTIVELY LARGE INTEGRAL GARAGE AND BEAUTIFUL PRIVATE REAR GARDEN. THIS PROPERTY GIVES EASY ACCESS TO LOCAL SHOPS, TRANSPORT LINKS AND ROYAL SUTTON PARK.

The accommodation briefly comprises of an entrance porch, hallway with access to WC and integral garage, spacious front lounge with large window and double doors into a kitchen/diner with fitted appliances, and a large bright conservatory with access into rear garden.

To the first floor is a bright landing with four great sized bedrooms and a modern family bathroom.

To the front is a paved driveway with ample parking space, looking out onto a quiet cul de sac.

To the rear is a very spacious and private garden with lovely patio area and steps up to the lawn with fenced enclosure.





### 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: 17th March 2021

### Property Specification

BEAUTIFULLY PRESENTED DETACHED HOUSE  
CUL-DE-SAC LOCATION  
SPACIOUS RECEPTION ROOMS  
MODERN KITCHEN DINER  
FOUR LARGE BEDROOMS

Porch 1.87m (6'2") x 0.75m (2'6")

Entrance Hall 6.13m (20'1") max x 2.13m (7')

WC 1.47m (4'10") x 0.67m (2'2")

Living Room 6.02m (19'9") x 3.85m (12'8")

Kitchen/Diner 6.11m (20'1") x 3.19m (10'6")

Conservatory 3.92m (12'10") x 3.20m (10'6")

Garage 10.36m (34') x 2.59m (8'6")

Bedroom 4 2.98m (9'9") x 2.38m (7'10") plus 0.62m (2') x 0.62m (2')

Bedroom 3 3.07m (10'1") x 2.38m (7'10")

Bathroom 2.31m (7'7") x 1.97m (6'6")

Bedroom 1 4.14m (13'7") max x 3.00m (9'10") max

Bedroom 2 4.14m (13'7") max x 2.98m (9'9") max

Cupboard  
Landing 3.97m (13') x 1.81m (5'11")

### Viewer's Note:

Services connected: Mains electricity, gas, water and drainage

Council tax band: E

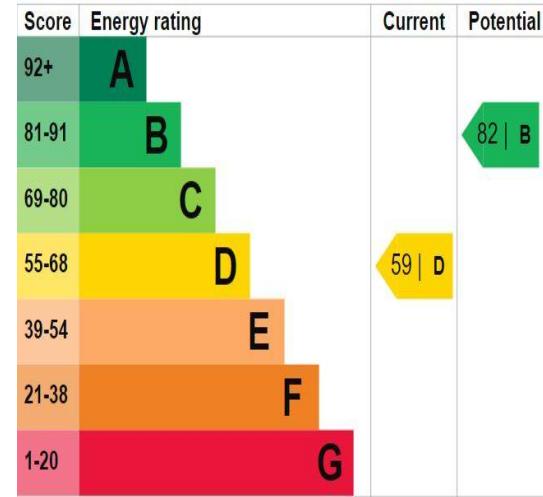
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

