



Frankburn Road, Streetly,  
Sutton Coldfield, B74 3QH

Offers in the Region Of £350,000

# Streetly

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This perfectly located three bedroom semi-detached family home sits within walking distance of highly rated local schools, transport links, local shops, and Royal Sutton Park, on a highly sought after quiet road in Streetly.

Approached via a driveway with well maintained lawn, the accommodation briefly comprises of an entrance porch and hallway, leading into a spacious lounge with bay window and separate dining room with door out to the garden. There is a fitted kitchen with storage space, with access outdoors.

Upstairs are three good size bedrooms, the two largest with fitted wardrobes, and a white bathroom suite with separate W.C.

The rear garden is a fantastic size for any family, with social patio space, lawn, and private fenced enclosure.





## Property Specification

THREE BEDROOM SEMI-DETACHED FAMILY HOME  
QUIET SOUGHT AFTER ROAD  
LOVELY SPACIOUS REAR GARDEN  
TWO RECEPTION ROOMS  
THREE GOOD SIZE BEDROOMS

Porch

Hallway 5' 9" x 14' 9" (1.76m x 4.50m)

Lounge 11' 11" x 10' 11" (3.64m x 3.32m)

Dining Room 12' 2" x 10' 10" (3.71m x 3.31m)

Kitchen 8' 4" x 7' 7" (2.53m x 2.31m)

Bedroom One 12' 2" x 10' 11" (3.72m x 3.32m)

Bedroom Two 11' 11" x 10' 2" (3.64m x 3.11m)

Bedroom Three 9' 1" x 6' 7" (2.76m x 2.00m)

Bathroom 7' 7" x 5' 9" (2.30m x 1.74m)

W.C.

Garage 16' 1" x 7' 6" (4.91m x 2.28m)

### 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: 13/04/22

### 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		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

