



Elmtree Road, Streetly,
Sutton Coldfield, B74 3RZ

Offers Over £375,000

This wonderfully spacious and extended three bedroom semi-detached family home is situated on the ever popular Elmtree Road in central Streetly, within walking distance of highly rated local schools, transport links, and local amenities.

Approached via a paved driveway with side access to rear, the internal accommodation briefly comprises of an impressive bright welcoming hallway, leading into two cosy reception rooms, providing great space for a study/office or play room. Also off the hallway is a modern fitted shower room with walk-in shower, wash hand basin, and W.C. The wow factor is at the rear of the ground floor.

This family home boasts a large extension providing huge open plan living with a kitchen/diner and lounge area. This impressive space with bi fold doors gives ample entertainment room for a modern family, with ample storage space and fitted appliances, as well as a separate utility room.

Upstairs off the landing are three great size bedrooms, all with fitted wardrobes, and a large family sized bathroom with separate bath and shower.

Outside is a private spacious garden with large social patio, and steps down to a lawn with fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Hallway 18' 7" x 7' 11" (5.67m x 2.41m)

Sitting Room 11' 9" x 11' 4" (3.57m x 3.46m)

Study 10' 11" x 7' 1" (3.33m x 2.16m)

Lounge Area 11' 10" x 11' 4" (3.60m x 3.46m)

Kitchen/Diner 26' 9" x ' ' (8.15m x m)

Utility Room 7' 1" x 5' 8" (2.17m x 1.72m)

Downstairs Shower Room 7' 0" x 3' 11" (2.14m x 1.19m)

Store 8' 0" x 5' 1" (2.43m x 1.55m)



First Floor Accommodation

Bedroom One 11' 10" x 11' 5" (3.60m x 3.47m)

Bedroom Two 11' 9" x 11' 4" (3.59m x 3.46m)

Bedroom Three 8' 2" x 7' 6" (2.50m x 2.28m)

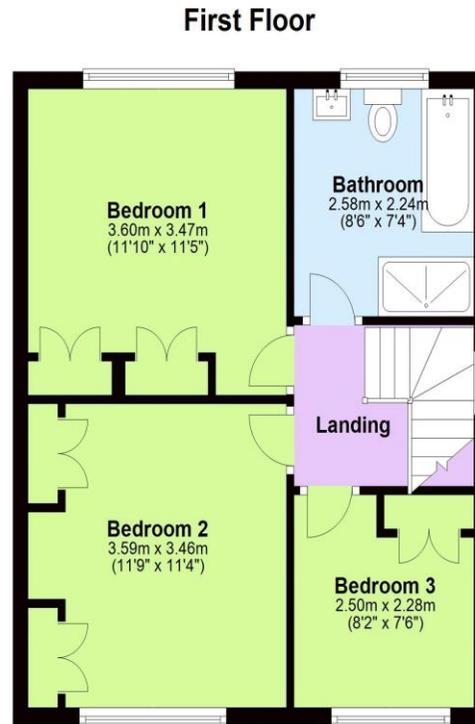
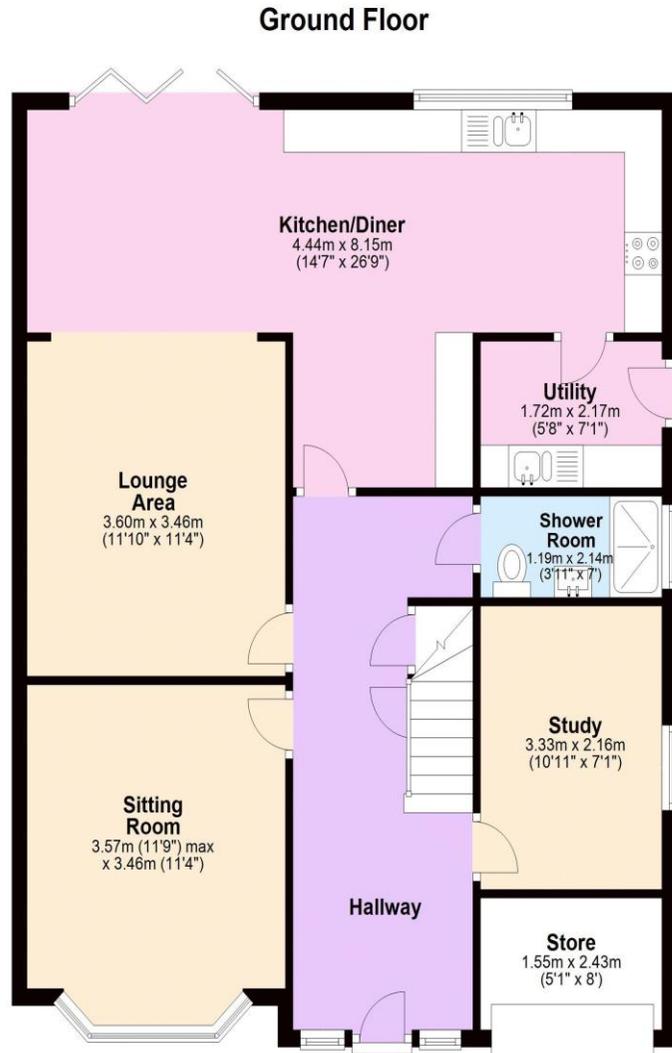
Bathroom 8' 6" x 7' 4" (2.58m x 2.24m)





Floor Plan

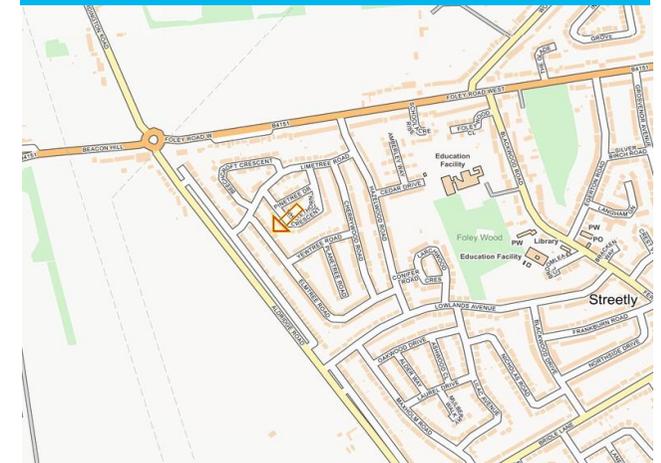
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 21st March 2023