



Enterprise Drive, Streetly  
Sutton Coldfield, B74 2BL

**£575,000**

# Streetly

£575,000

5  4  2 

A SPACIOUS AND LUXURIOUS THREE STOREY DETACHED FAMILY HOME OFFERING GENEROUS LIVING SPACE WITH FIVE DOUBLE BEDROOMS

A SEPARATE GARDEN TO THE SIDE AS WELL AS REAR, AND AN EXTERNAL DOUBLE GARAGE WITH PART CONVERTED INTO OFFICE/STUDY ROOM

SITUATED IN A GREAT LOCATION WITH EASY ACCESS TO LOCAL SHOPS, TRANSPORT LINKS AND ROYAL SUTTON PARK

The accommodation is approached through a private gate into the front garden with path leading to the front door. To the ground floor is a surprisingly spacious hallway with W.C, large study and a modern lounge (both with bay windows) with double doors into the dining room. The open plan kitchen/breakfast room with fitted appliances provides ample space for family, with a door off to the utility room and double doors off into the garden.

To the first floor is a spacious landing with a modern family bathroom comprising bath, W.C and wash hand basin, the master bedroom with dressing area and Jack and Jill en-suite bathroom with freestanding bath, and two spacious double bedrooms, one with en-suite shower room.

To the second floor are two further large double bedrooms with built in wardrobes, and a separate shower room.

To the rear is spacious garden with easy upkeep artificial lawn, which leads onto a separate private garden and access to the external double garage and parking spaces. To the fore is a well-kept front lawn with path leading out of the property.





# Property Specification

SPACIOUS THREE STOREY FAMILY HOME  
FIVE DOUBLE BEDROOMS - TWO EN SUITE  
THREE BEDROOMS TO FIRST FLOOR, TWO ON THE SECOND FLOOR  
MODERN LOUNGE AND DINING ROOM  
LARGE STUDY  
OPEN PLAN KITCHEN/BREAKFAST ROOM

## Ground Floor

Hallway

Study 10' 2" x 10' 2" (3.11m into bay x 3.09m)

Lounge 18' 0" x 11' 0" (5.49m into bay x 3.35m)

Dining Room 11' 3" x 11' 0" (3.43m x 3.35m)

Kitchen/Breakfast Room 17' 9" x 9' 4" (5.41m max x 2.85m)

Utility 6' 9" x 5' 10" (2.06m x 1.77m)

## First Floor

Master Bedroom 12' 11" x 10' 4" (3.93m x 3.16m)

Master Dressing Room 6' 0" x 4' 9" (1.84m x 1.44m)

Master Ensuite 10' 0" x 6' 4" (3.05m x 1.94m)

Bedroom Two 13' 3" x 11' 1" (4.03m x 3.39m)

Bedroom Three 11' 1" x 9' 11" (3.39m x 3.01m (3.56 max))

Bathroom

## Second Floor

Bedroom Four 13' 5" x 10' 5" (4.09m x 3.17m)

Bedroom Five 13' 7" x 9' 7" (4.13m x 2.92m)

Shower Room

### 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 January 2021

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: G

Tenure: Freehold

# 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

