



Chestnut Close, Streetly,
Sutton Coldfield, B74 3EF

Offers in the Region Of £525,000

This spacious well located four bedroom detached family home is situated on the highly sought after Chestnut Close, off Hardwick Road in central Streetly.

Within close distance of Royal Sutton Park and local schools, this wonderful property is ideal for any families looking to move to the area.

Approached via a large driveway with attractive front lawn, the accommodation briefly comprises of an entrance porch and welcoming hallway with downstairs W.C, leading into a bright spacious lounge with feature bay window.

There is a separate dining room to the rear, with a large conservatory overlooking the private rear garden.

The kitchen provides modern fitted appliances and breakfast/dining space, plus a large separate utility room with garden access.

Upstairs off the landing are four great size bedrooms, three with fitted wardrobes and ample space for a modern family, as well as a modern fitted en-suite shower room and a main family shower room.

Outside is a well maintained vibrant rear garden with social patio space and a winding path up the garden with private outlook.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/electric/water/drainage/full fibre telecom connection.

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



Ground Floor Accommodation

Porch 9' 7" x 2' 9" (2.93m x 0.83m)

Hallway 14' 0" x 8' 4" (4.27m x 2.54m)

Lounge 17' 4" x 11' 10" (5.29m x 3.61m)

Dining Room 10' 4" x 10' 3" (3.14m x 3.13m)

Conservatory 10' 9" x 10' 4" (3.28m x 3.14m)

Kitchen 14' 4" x 9' 9" (4.36m x 2.98m)

Utility 14' 10" x 8' 0" (4.52m x 2.44m)

Downstairs W.C. 5' 0" x 3' 6" (1.52m x 1.07m)

Garage 15' 7" x 7' 10" (4.76m x 2.40m)



First Floor Accommodation

Bedroom One 11' 9" x 10' 8" (3.58m x 3.24m)

En-suite 6' 11" x 4' 9" (2.12m x 1.44m)

Bedroom Two 11' 5" x 8' 8" (3.49m x 2.64m)

Bedroom Three 10' 8" x 8' 9" (3.25m x 2.67m)

Bedroom Four 9' 1" x 8' 8" (2.76m x 2.65m)

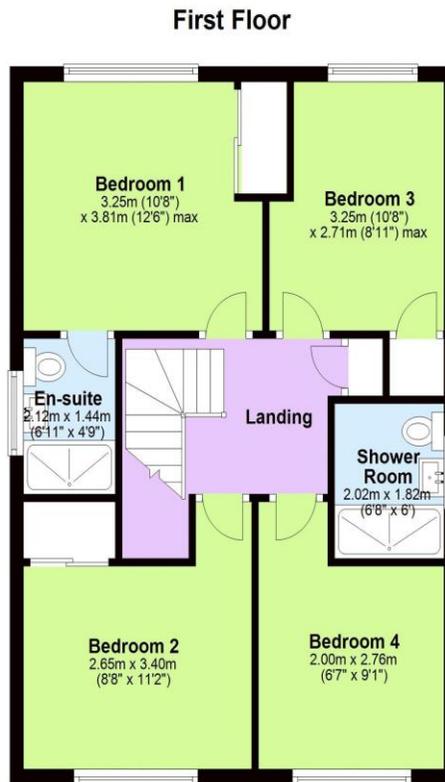
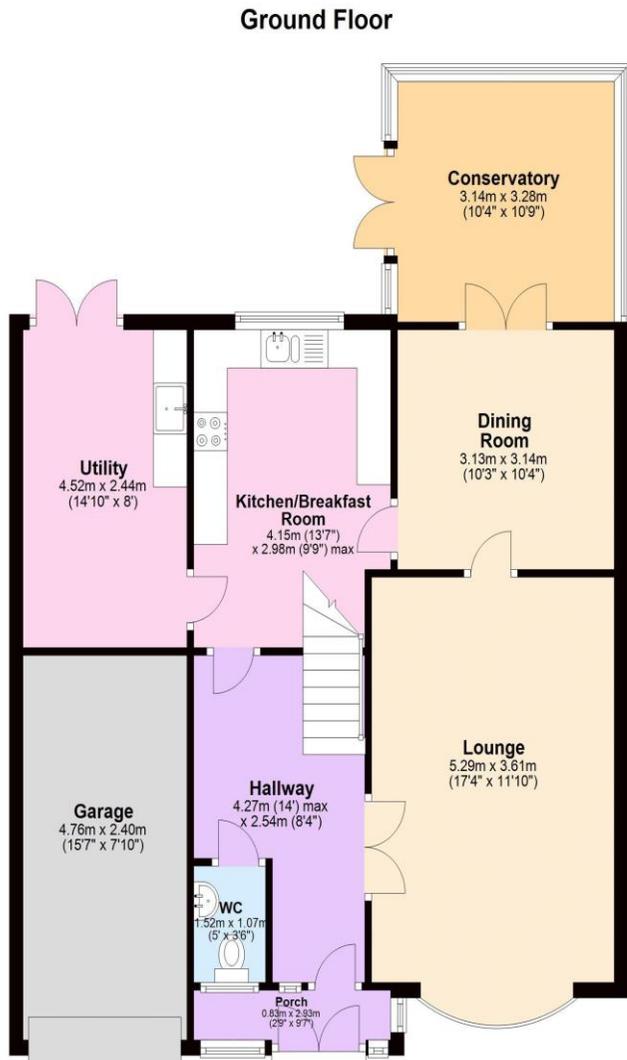
Shower Room 6' 8" x 6' 0" (2.02m x 1.82m)





Floor Plan

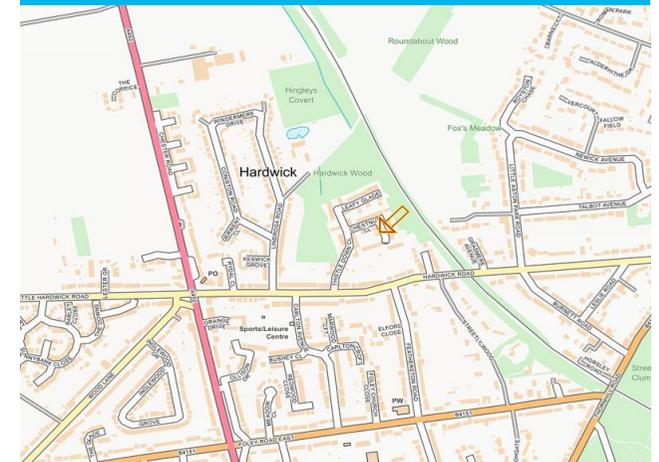
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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: 3rd April 2023