



Laneside Avenue, Streetly,
Sutton Coldfield, B74 2BZ

£375,000

This fantastic three bedroom semi-detached family home is situated on Laneside Avenue in central Streetly, within close distance of highly rated local schools and transport links.

Approached via a paved driveway with ample parking space, the accommodation briefly comprises of an entrance hall with downstairs W.C. and store cupboard, leading into a fitted kitchen to the fore with side access.

The rear of the property boasts a spacious lounge/diner with great entertainment space for a family, plus a large bright conservatory overlooking the rear garden.

Upstairs off the spacious landing are three great size bedrooms, the master with fitted wardrobes, and a large family bathroom with separate bath and shower. Off the main landing are another set of stairs leading to the converted loft room, providing a great space for a potential bedroom/workspace with sky light windows.

Outside is a wonderful spacious rear garden with patio area and lawn, with fenced enclosure and an external single garage.

Tenure: We can confirm the property is Freehold.

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

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

Hall

Lounge/Diner 19' 7" x 16' 3"
(5.97m x 4.95m max, 3.44 min)

Kitchen 11' 11" x 9' 1"
(3.62m x 2.77m)

Conservatory 16' 11" x 8' 10"
(5.16m x 2.69m)

Downstairs W.C. 3' 8" x 2' 4"
(1.13m x 0.71m)

First Floor Accommodation

Bedroom One 12' 5" x 10' 0"
(3.79m x 3.04m)

Bedroom Two 9' 3" x 7' 11"
(2.82m x 2.42m)

Bedroom Three 9' 3" x 7' 3"
(2.81m x 2.22m)

Bathroom 7' 9" x 6' 2"
(2.36m x 1.89m)

Loft Room 16' 7" x 10' 6"
(5.05m x 3.19m)

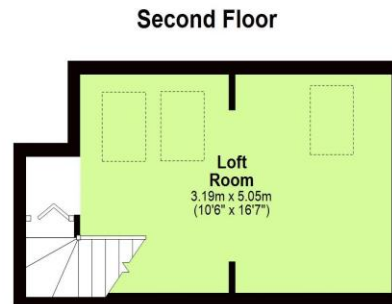
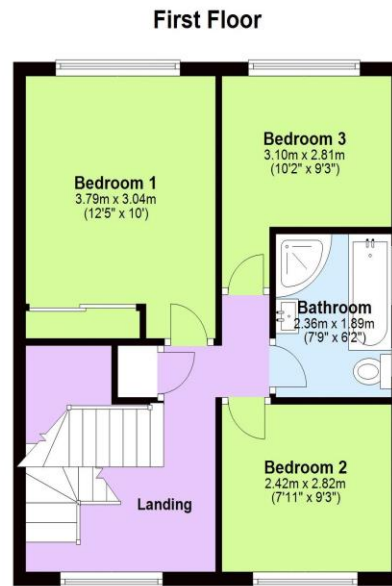
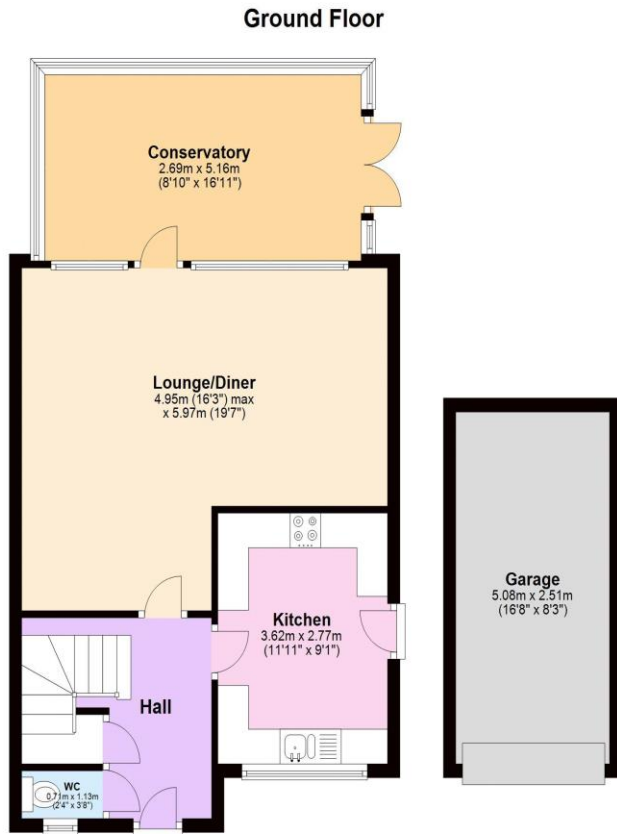
External Garage 16' 8" x 8' 3"
(5.08m x 2.51m)





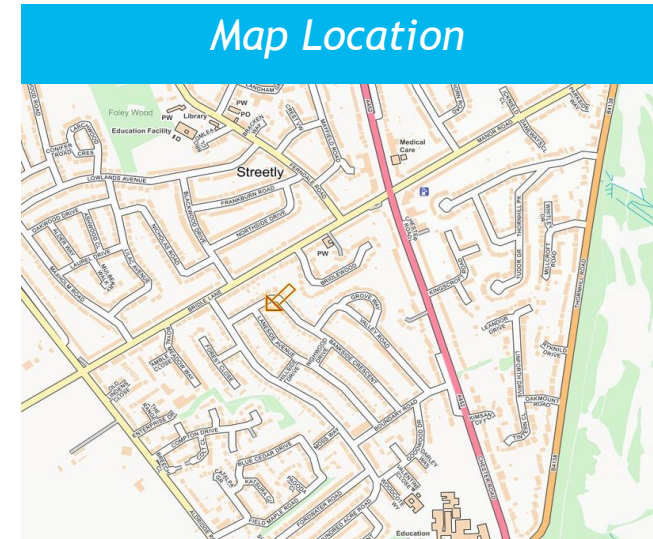
Floor Plan

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		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		







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: 22nd March 2023