



Burnett Road, Streetly,  
Sutton Coldfield, B74 3EL

**£500,000**



# Streetly

## £500,000

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This property is a real belter from start to finish, from its stunning and highly desirable location to its character features, vaulted ceilings, and home office. We are absolutely delighted to be marketing this three bedroom semi detached home which has been thoughtfully extended and beautifully maintained throughout. A viewing is imperative to truly appreciate what this property has to offer.

Set walking distance to Royal Sutton Park, and the lovely shops and restaurants at Streetly Village, this stunning property is set behind a large driveway with ample space for multiple vehicles, access is gained via the useful porch and into the welcoming entrance hall with various doors leading off, modern down stairs cloakroom, and stairs to the first floor. The front room is used as a formal dining room with a lovely bay window to the front aspect and charming characterful fireplace, the rear living room is a nice and cosy space full of natural light and enjoys views to the rear garden, The kitchen breakfast room is a real showstopper, the amazing space has been transformed by the current owner creating a superb space in which to dine or entertain guests as well as relax and enjoy the south facing sunshine, a utility off here allows space for appliances and provides a useful space for wet coats and boots. The garage is accessed off the utility or via double doors to the front.

Upstairs the home continues to impress with three wonderful bedrooms with beautiful décor, and two bedrooms having the use of built-in wardrobes and large bay windows to the front and rear aspect, the principal bathroom has been thoughtfully remodelled with a large corner shower, rolled top bath, and pedestal wash hand basin.

Outside the manicured rear garden is access through the stunning bi-fold doors or French doors from the kitchen onto a wonderful patio area, the main garden has been landscaped creating a stunning space with flower bed borders and low maintenance artificial turf. To the rear of the garden is the super impressive purpose-built office which offers superb versatility, offering great potential for anyone working from home or wanting to create a home gym, the opportunities are endless.

We cannot speak highly enough of this property and where it is located, a viewing is highly recommended.







## Property Specification

INCREDIBLY WELL LOCATED  
CHARACTER FEATURES  
VAULTED CEILING EXTENDED KITCHEN BREAKFAST ROOM  
TWO BEAUTIFULLY PRESENTED LIVING ROOMS  
THREE GREAT BEDROOMS WITH GORGEOUS DECOR

Porch 2.00m (6'7") x 1.15m (3'9")

Entrance Hall 4.73m (15'6") x 1.68m (5'6")

Dining Room 4.71m (15'6") x 3.47m (11'5") max

Living Room 4.70m (15'5") x 3.47m (11'5")

Kitchen/Breakfast Room 6.65m (21'10") x 3.65m (12')

Laundry Room 3.38m (11'1") x 1.87m (6'2")

WC 1.49m (4'11") x 0.80m (2'7")

Bedroom 1 4.66m (15'3") x 2.52m (8'3") max

Bedroom 2 4.61m (15'1") x 2.93m (9'7")

Bedroom 3 2.70m (8'10") max x 2.15m (7'1")

Bathroom 2.80m (9'2") x 1.94m (6'5")

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

### 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: 6th April 2021

### Viewer's Note:

Services connected: Mains electricity, gas, water and drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

