



Nicholas Road, Streetly,  
Sutton Coldfield, B74 3QS

**£280,000**

# Streetly

£280,000



Welcome to Nicholas Road, a three bedroom semi detached house for sale with no onwards chain!

The property offers scope and potential for updating and improvements throughout allowing the purchaser to decorate and modernise the property to their own personal taste.

Located in a popular residential road within Streetly and within close proximity to reputable local schools, transport links and local amenities.

The property in brief comprises an entrance hall, lounge/dining room, kitchen, conservatory, ground floor WC, garage, first floor landing, three well proportioned bedrooms and a shower room.

To the front of the property is a driveway providing off road parking and access to the garage (please check garage measurements for your vehicle as part of the garage has been used for the WC)

and to the rear of the property is a private enclosed rear garden.

Early viewing is highly recommended by appointment only.





## Property Specification

THREE BEDROOM SEMI DETACHED HOUSE  
SPACIOUS THROUGH LOUNGE/DINING ROOM  
FULL WIDTH CONSERVATORY TO THE REAR  
PRIVATE REAR GARDEN  
NO ONWARDS CHAIN

### Ground Floor Accommodation

Entrance Porch 4' 0" x 3' 4" (1.22m x 1.02m)

Lounge/Dining Room 24' 10" x 10' 4" (max)  
(7.56m x 3.15m)

Kitchen 10' 9" x 9' 11" (3.27m x 3.02m)

Conservatory 6' 11" x 17' 6" (2.11m x 5.33m)

WC 2' 8" x 6' 8" (0.81m x 2.03m)

Garage 17' 0" (max) x 8' 2" (5.18m x 2.49m)

### First Floor Accommodation

Bedroom One 11' 2" (max) x 10' 6" (max)  
3.40m x 3.20m

Bedroom Two 10' 4" x 9' 6" (3.15m x 2.89m)

Bedroom Three 12' 6" x 8' 3" (3.81m x 2.51m)

Shower Room 8' 1" x 7' 10" (2.46m x 2.39m)

### **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: 3<sup>rd</sup> April 2024

### **Viewer's Note:**

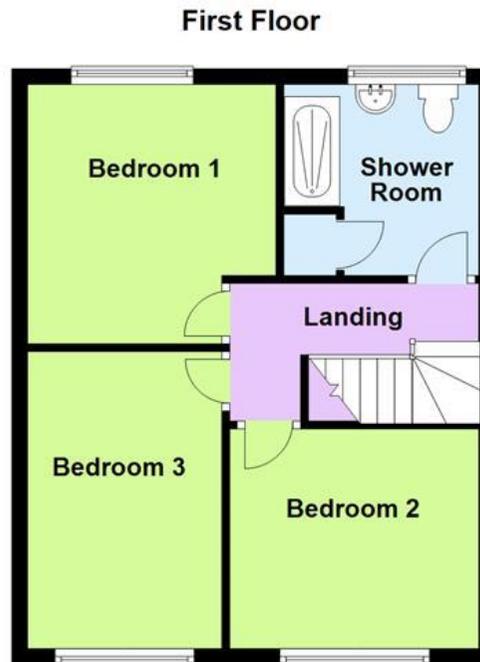
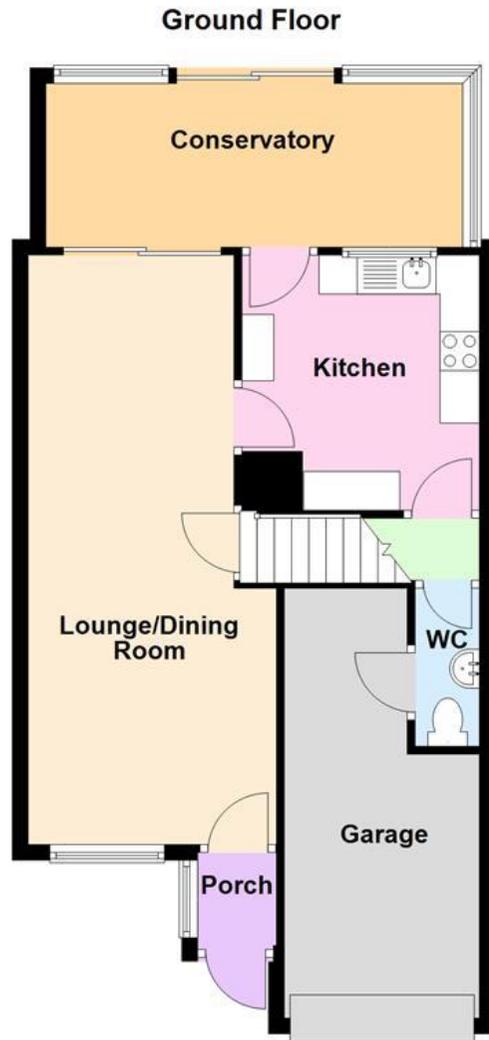
Services connected: Gas/Electric/Water/Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

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

## Map Location

