



Forest Close, Streetly,
Sutton Coldfield, B74 2JY

Offers in the Region Of £290,000

Streetly

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Paul Carr Estate Agents are delighted to offer for sale this beautifully presented three bedroom semi-detached family home, ideal for first time buyers or investors.

Situated in a quiet cul de sac location within walking distance of local shops and transport links, this property benefits from an incredibly spacious and well-kept garden, ample bright living space with modern kitchen, downstairs shower room and upstairs bathroom, and three great sized bedrooms.

You will not want to miss out on this fantastic opportunity. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.

The accommodation briefly comprises of an entrance porch and bright hallway, downstairs modern shower room with W.C, wash hand basin and walk-in shower, spacious lounge/diner with door into garden, and a beautiful kitchen with fitted appliances.

To the first floor are three great sized bedrooms, the master with fitted wardrobes, and a modern family bathroom.

To the fore is spacious driveway with ample parking space and access to external single garage.

To the rear is an impressive beautiful garden with lawn, decking, patio, and fenced enclosure.





Property Specification

SPACIOUS THREE BEDROOM FAMILY HOME
QUIET CUL DE SAC LOCATION
MODERN DOWNSTAIRS SHOWER ROOM
GREAT SIZED LOUNGE/DINER
BEAUTIFULLY MAINTAINED REAR GARDEN

Porch 4' 6" x 3' 9"
(1.36m x 1.14m)

Hallway

Shower Room 7' 1" x 3' 7"
(2.17m x 1.08m)

Lounge/Diner 23' 2" x 10' 11"
(7.05m max x 3.32m)

Kitchen 9' 11" x 9' 7"
(3.01m x 2.93m)

Bedroom 1 12' 1" x 10' 11"
(3.68m x 3.34m)

Bedroom 2 11' 3" x 9' 4"
(3.43m x 2.84m)

Bedroom 3 9' 11" x 7' 6"
(3.03m x 2.28m)

Bathroom 7' 1" x 5' 6"
(2.17m x 1.67m)

External Single Garage 18' 1" x 8' 5"
(5.51m x 2.56m)



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: 1st April 2021

Viewer's Note:

Services connected: Mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

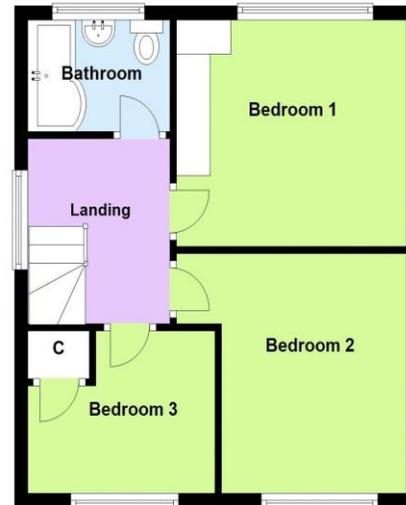
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

