



Compton Drive, Streetly  
Sutton Coldfield, B74 2DB

**£189,950**

**Streetly**

**£189,950**



**MODERN SEMI DETACHED PROPERTY  
OFFERING NO UPWARD CHAIN**

**IDEAL FOR FIRST TIME BUYERS AND  
INVESTORS**

**SITUATED IN A SOUGHT AFTER LOCATION  
CLOSE TO AMENITIES, SHOPS, SCHOOLS  
AND TRANSPORT LINKS.**

The accommodation briefly comprises; entrance porch, reception hall, guest w.c, kitchen and lounge.

To the first floor is the landing with doors to two bedrooms and a refitted modern bathroom.

The property further benefits from having gas central heating.

To the front is a driveway and single side garage and to the rear is a private garden.





## Property Specification

MODERN SEMI DETACHED PROPERTY  
TWO BEDROOMS  
LOUNGE, KITCHEN  
RE-FITTED BATHROOM  
SIDE GARAGE & DRIVEWAY

Entrance Porch

Reception Hall

Guest W.C

Kitchen 7' 10" x 7' 1" (2.40m x 2.15m)

Lounge 15' 10" x 13' 11" (4.83m x 4.23m)

First Floor Landing

Bedroom One 13' 11" x 7' 2" (4.23m x 2.19m)

Bedroom Two 11' 9" x 8' 3" (3.57m x 2.51m)

Bathroom 7' 3" x 6' 1" (2.21m x 1.85m)

Side Garage

Driveway

### 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: 10th November 2020

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

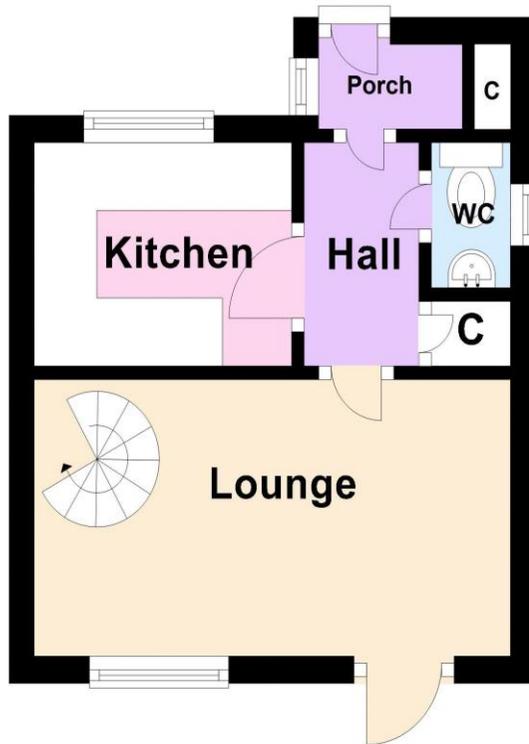
Council tax band: C

Tenure: Freehold

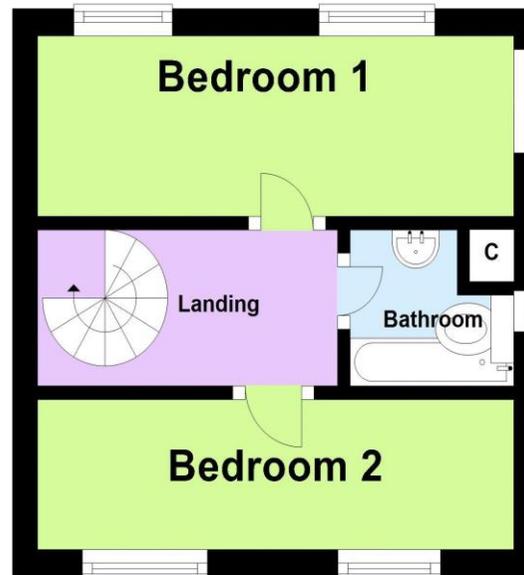
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

