



Bakers Lane, Streetly,  
Sutton Coldfield, B73 6XA

**£340,000**



Streetly

£340,000

3  1  2 

This wonderful three bedroom semi-detached family home is offered for sale on Bakers Lane in Streetly, close to local schools (catchments should be checked) and transport links in the area.

This charming property boasts a variety of impressive features, ideal for any families searching in the area.

The first impressions of this home are truly wonderful, with attractive curb appeal showing off character features, with driveway to fore leading to side garage and front porch door.

The internal accommodation briefly comprises entrance porch, leading to welcoming reception hallway with doors leading into two spacious reception rooms and kitchen.

The front reception room boasts a charming bay window, and the rear reception room has stunning views out to the rear garden and offers further living space for a growing family.

Off the hallway is the kitchen which has door leading out to garage.

On the first floor, we have three well proportioned bedrooms and family bathroom with separate wc.

Outside, boasts a mature rear garden with paved patio area, laid mainly to lawn with enclosed boundaries.

The garage has open-out door to fore, door leading through to the rear garden and door to wc.







## Property Specification

TRADITIONAL SEMI-DETACHED FAMILY HOME  
TWO RECEPTION ROOMS  
KITCHEN  
THREE WELL PROPORTIONED BEDROOMS  
FAMILY BATHROOM

### Entrance Hallway

Reception Room One 16' 0" max x 11' 0" max  
(4.87m x 3.35m)

Reception Room Two 16' 5" max x 13' 3" max  
(5.00m x 4.04m)

Kitchen 12' 1" max x 8' 5" max (3.68m x 2.56m)

### Guest wc

Bedroom One 16' 6" max x 13' 0" max  
(5.03m x 3.96m)

Bedroom Two 16' 0" max x 12' 0" max  
(4.87m x 3.65m)

Bedroom 3 8' 2" x 7' 11" (2.49m x 2.41m)

Bathroom 8' 0" x 6' 0" (2.44m x 1.83m)

WC 5' 0" x 2' 6" (1.52m x 0.76m)

Garage 16' 0" x 7' 11" (4.87m x 2.41m)

### 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: 15th April 2024

### Viewer's Note:

Services connected: Mains electric, gas, water and drainage

Council tax band: D

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		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

## Map Location

