



Mayfield Road, Streetly,  
Sutton Coldfield, B74 3PX

**£400,000**

This immaculately presented three bedroom semi-detached is perfectly situated within convenient distance of highly rated local schools, local shops, and transport links.

Approached via a great size driveway, the accommodation briefly comprises of a welcoming entrance hallway leading into a spacious bright lounge with stunning bay window.

To the rear is a beautifully presented open kitchen/diner, with modern fitted appliances, breakfast bar and dining space, and bi-fold doors out to the garden. The garage/utility space provides ample storage room, and a convenient downstairs W.C.

Upstairs is a great family bathroom with separate bath and shower, and three great size bedrooms, the master with fitted wardrobes.

Outside is a low maintenance well kept garden with immaculate social patio area, neatly kept lawn, a private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



## **Ground Floor Accommodation**

Hallway

Lounge 11' 11" x 10' 10"  
(3.62m x 3.31m)

Kitchen/Diner 18' 10" x 12' 2"  
(5.74m x 3.70m)

Garage/Utility Area 15' 7" x 7' 4"  
(4.74m max, 3.20 min x 2.24m)

Downstairs W.C. 4' 7" x 3' 6"  
(1.40m x 1.07m)

## **First Floor Accommodation**

Bedroom One 12' 2" x 10' 1"  
(3.71m x 3.07m)

Bedroom Two 11' 11" x 10' 1"  
(3.62m x 3.07m)

Bedroom Three 8' 11" x 6' 8"  
(2.72m x 2.03m)

Bathroom 8' 3" x 7' 6"  
(2.52m x 2.28m)





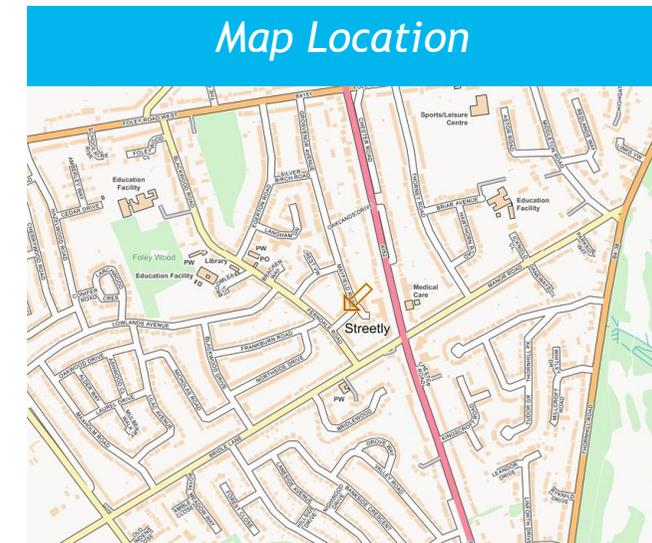
# Floor Plan

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



### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		







### **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: 25th June 2022