



Hillside Drive, Streetly,  
Sutton Coldfield, B74 2BY

**£375,000**

Paul Carr Estate Agents are delighted to bring to market this well presented and greatly improved FOUR bedroom semi-detached family home.

The property is located in a popular and highly sought after Streetly location with good access to popular schooling (catchments should be checked), transport links & local amenities.

The spacious accommodation comprises hallway, open plan lounge/diner, fitted kitchen with a range of matching wall, drawer and base level units with integral appliances, conservatory having wonderful views of the rear garden, and guest wc.

On the first floor the accommodation boasts four well proportioned bedrooms with the master having an en-suite shower room, and further family bathroom which is fitted with a four piece suite comprising low flush wc unit, hand wash basin with storage below, shower cubicle and bath.

Outside the property benefits from multi-vehicle driveway, integral garage, and rear garden.

Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Mains electric, gas, water and 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/Diner 24' 5" max x 13' 3" max  
(7.44m x 4.04m)

Fitted Kitchen 10' 4" x 9' 11"  
(3.15m x 3.02m)

Conservatory 17' 11" x 9' 2"  
(5.46m x 2.79m)

Guest WC 6' 7" x 2' 11"  
(2.01m x 0.89m)

### **First Floor Accommodation**

Bedroom One 16' 1" x 11' 4"  
(4.90m x 3.45m)

En-Suite Shower Room 6' 3" x 5' 10"  
(1.90m x 1.78m)

Bedroom Two 10' 6" x 10' 0" to fitted wardrobes  
(3.20m x 3.05m)

Bedroom Three 11' 6" x 12' 1" max  
(3.50m x 3.68m)

Bedroom Four 7' 4" x 8' 11"  
(2.23m x 2.72m)

Bathroom 12' 11" x 5' 8"  
(3.93m x 1.73m)

Garage 22' 1" max x 11' 7" max  
(6.73m x 3.53m)

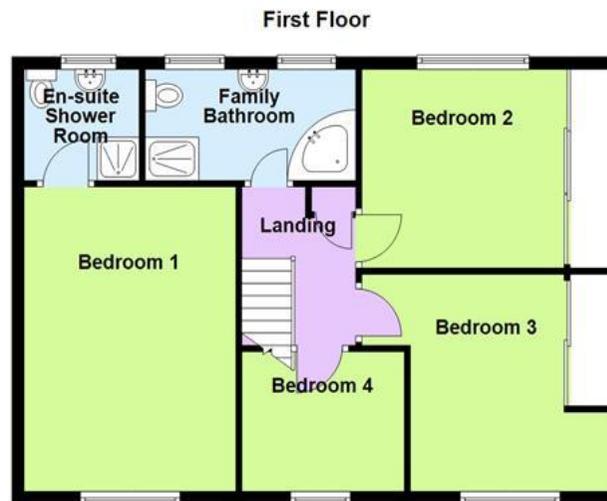
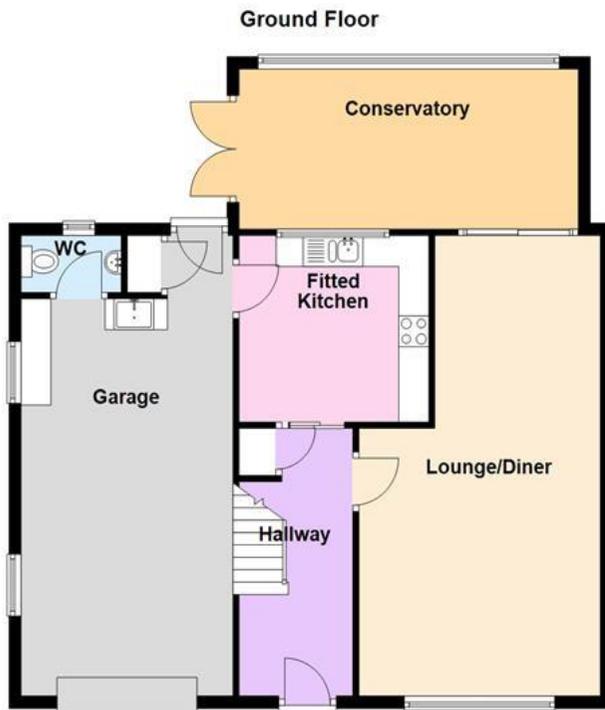






# Floor Plan

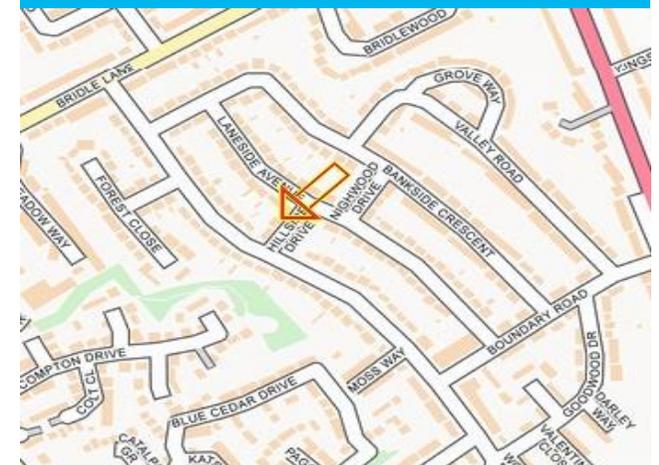
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

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

## Map Location







### 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> September 2024