



Egerton Road, Streetly,
Sutton Coldfield, B74 3PQ

£450,000

Welcome to Egerton Road, an immaculately presented three bedroom traditional semi detached house which has been extended and modernised to an extremely high standard.

Located in a much sought after location on a popular road in Streetly this property should be top of your viewing list!

Local reputable schools are close by (school catchment areas should be checked) as well as being within a mile of Sutton Park's 2400 acre national nature reserve, the property would be an ideal purchase for a young family.

Internally the house has been updated to a high spec, with a stunning open plan kitchen/dining room/family room to the rear, with tri-fold doors leading to the landscaped rear garden.

Further benefits a separate lounge/snug, utility room and a modern ground floor shower room.

The property has underfloor heating installed in the entrance hall and open plan area. To the first floor you will find three good size bedrooms, two of which are benefitting from having built in wardrobes and a luxury family bathroom.

To the front of the property is a driveway providing off road parking with access to the garage, and to the rear is a private enclosed rear garden with patio area and laid to lawn.

This property really is one of a kind and must be viewed to fully appreciate the standard of finish throughout.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains gas, electricity, water and drainage.

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



Ground Floor Accommodation

Storm Porch

Entrance Hall

Lounge 13' 7" (max) x 12' 1"
(4.14m (max) x 3.68m)

Open Plan Kitchen/Dining Room/Family Room
23' 11" (max) x 18' 4" (max)
(7.28m (max) x 5.58m (max))

Utility Room 16' 3" (max) x 6' 11" (max)
(4.95m (max) x 2.11m (max))

Ground Floor Shower Room 6' 9" x 4' 2"
(2.06m x 1.27m)

Garage 18' 7" x 8' 9"
(5.66m x 2.66m)

First Floor Accommodation

Bedroom One 13' 9" x 9' 0"
(4.19m x 2.74m)

Bedroom Two 13' 8" (max) x 12' 0"
(4.16m x 3.65m)

Bedroom Three 10' 6" x 7' 1"
(3.20m x 2.16m)

Bathroom 6' 7" x 6' 0"
(2.01m x 1.83m)



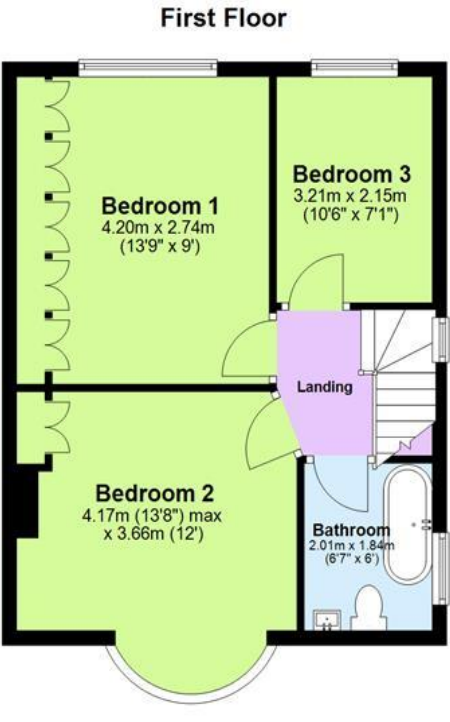
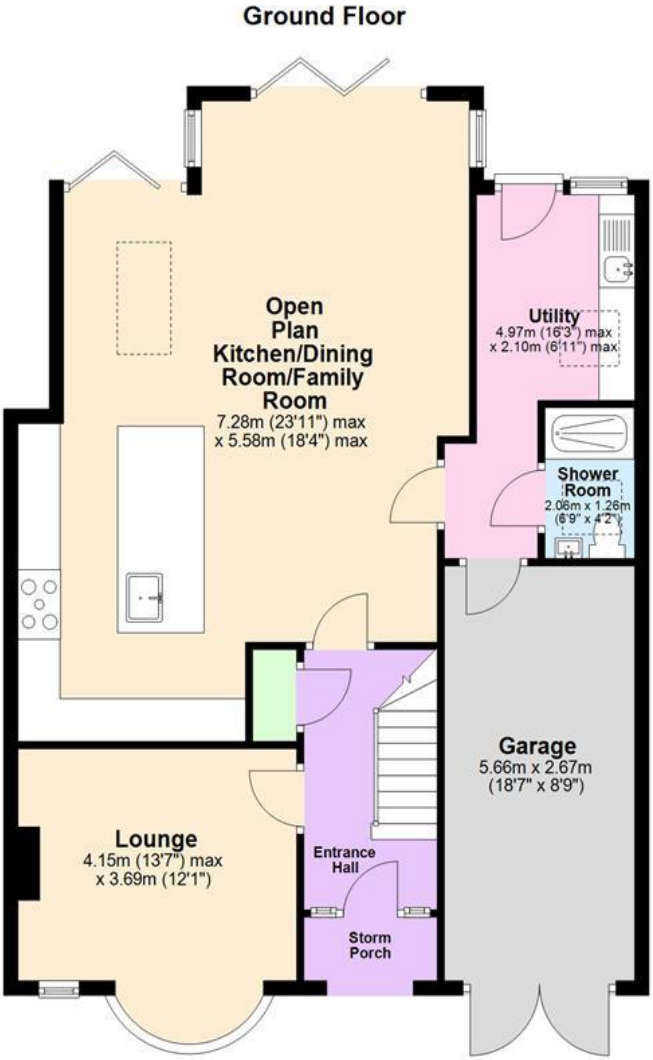






Floor Plan

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		84 B
69-80	C	70 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: 21st November 2023