



Mayland Drive, Streetly,
Sutton Coldfield, B74 2DG

Offers in the Region Of £385,000

This fantastic four bedroom family home is situated on the sought after Mayland Drive in Streetly, within close distance of highly rated local schools, transport links, and local amenities. Boasting

Approached via a large paved driveway and neatly kept front lawn, the accommodation briefly comprises of a large entrance porch and hallway, leading through into a wonderful bright open plan lounge/diner with sliding doors out to the garden. There is a fitted kitchen space with integral garage access, as well as a separate utility area with downstairs W.C.

Upstairs off the landing is a main family shower room, and four double bedrooms. All bedrooms provide ample space for a modern family, the master bedroom is particularly spacious with two large windows and great furniture space.

Outside is a stunning rear garden, with a large social patio area and a neatly maintained lawn with private fenced enclosure.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Porch 6' 4" x 5' 10" (1.94m x 1.77m)

Hallway 16' 2" x 5' 5" (4.93m x 1.65m)

Lounge/Diner 24' 11" x 10' 9" (7.59m x 3.27m)

Kitchen 10' 6" x 7' 9" (3.20m x 2.36m)

Utility 5' 10" x 5' 6" (1.78m x 1.67m)

Downstairs W.C. 5' 10" x 2' 8" (1.78m x 0.81m)

Integral Garage 15' 10" x 8' 0" (4.82m x 2.45m)

First Floor Accommodation

Bedroom One 15' 2" x 12' 6" (4.63m max x 3.80m)

Bedroom Two 12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom Three 12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom Four 13' 10" x 7' 10" (4.21m x 2.40m)

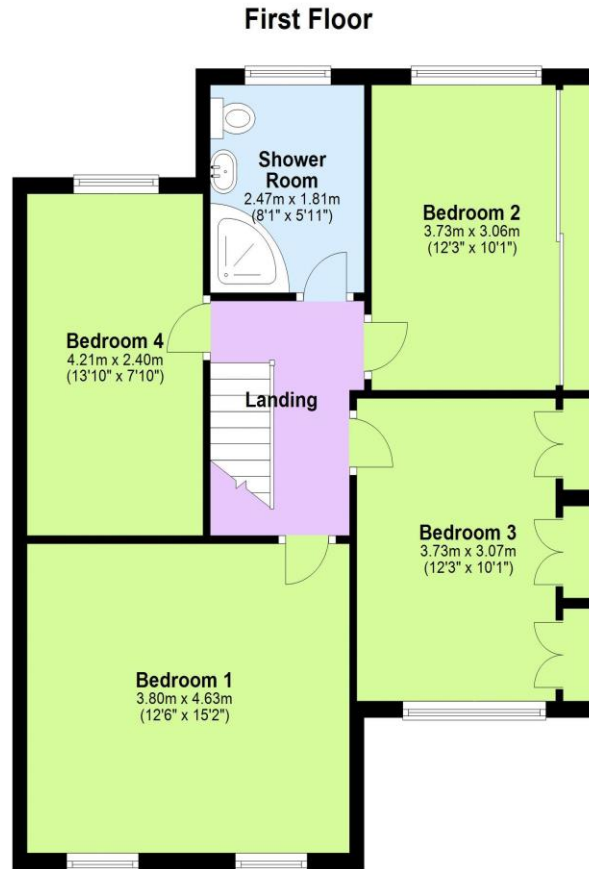
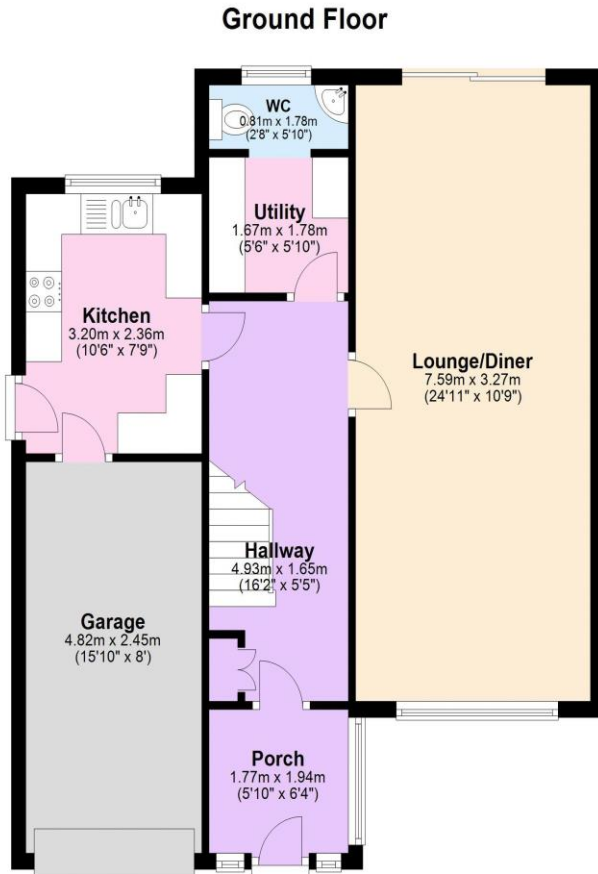
Shower Room 8' 1" x 5' 11" (2.47m x 1.81m)





Floor Plan

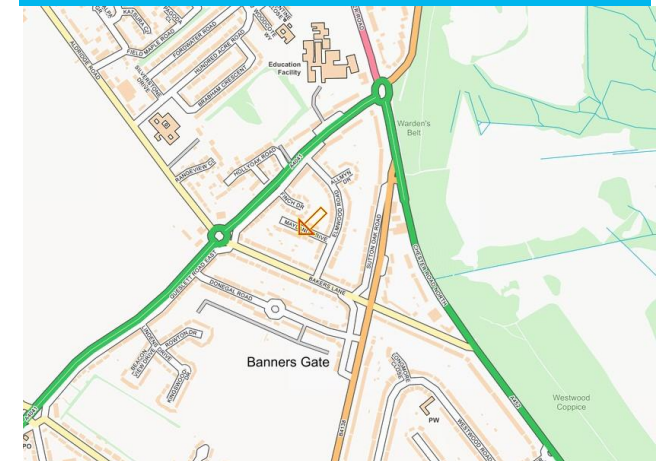
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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: 8th March 2023