



Blue Cedar Drive, Streetly
Sutton Coldfield, B74 2AE

£460,000

Welcome to Blue Cedar Drive, a popular and highly sought after Streetly location with access to popular local schooling (catchments should be checked), local amenities and transport links.

Boasting some charming features which many families are looking for, the spacious accommodation comprises welcoming entrance hallway leading into a bright lounge area with open plan access to dining room. There is a fitted kitchen diner to the rear which has been thoughtfully fitted with a range of matching wall, drawer and base level units with work surface over incorporating a one and a half stainless steel sink unit with drainer and mixer taps, integrated oven, hob and extractor fan over and built in useful store cupboard. Completing the ground floor is a downstairs guest W.C and a separate utility room with space and plumbing for a tumble dryer and washing machine.

On the first floor you are greeted by a well proportioned landing with doors leading off to, the master bedroom with window to fore and door to en-suite shower room. The en-suite has been thoughtfully fitted to comprise a low flush wc unit, pedestal hand wash basin and shower cubicle with complementary tiling to all splash prone areas. There are three further double bedrooms and a main family bathroom which is fitted with a modern three piece suite comprising low flush wc unit, pedestal hand wash basin and panelled bath.

Outside, the property has an enclosed rear garden with patio area which is ideal for entertaining and al-fresco dining. To fore there is a multi-vehicle driveway and integral garage.

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 and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Entrance Hallway

Lounge 15' 7" x 11' 4" (4.75m x 3.45m)

Dining Area 9' 6" x 10' 7" (2.89m x 3.22m)

Kitchen Diner 14' 1" x 10' 10" (4.29m x 3.30m)

Guest wc 6' 3" x 3' 2" (1.90m x 0.96m)

Utility room 6' 2" x 5' 0" (1.88m x 1.52m)

First Floor Landing

Bedroom 1 12' 11" max x 13' 4" max (3.93m x 4.06m)

En-suite 8' 1" x 3' 3" (2.46m x 0.99m)

Bedroom 2 11' 7" x 11' 7" (3.53m x 3.53m)

Bedroom 3 9' 5" x 8' 6" (2.87m x 2.59m)

Bedroom 4 9' 11" max x 8' 2" max (3.02m x 2.49m)

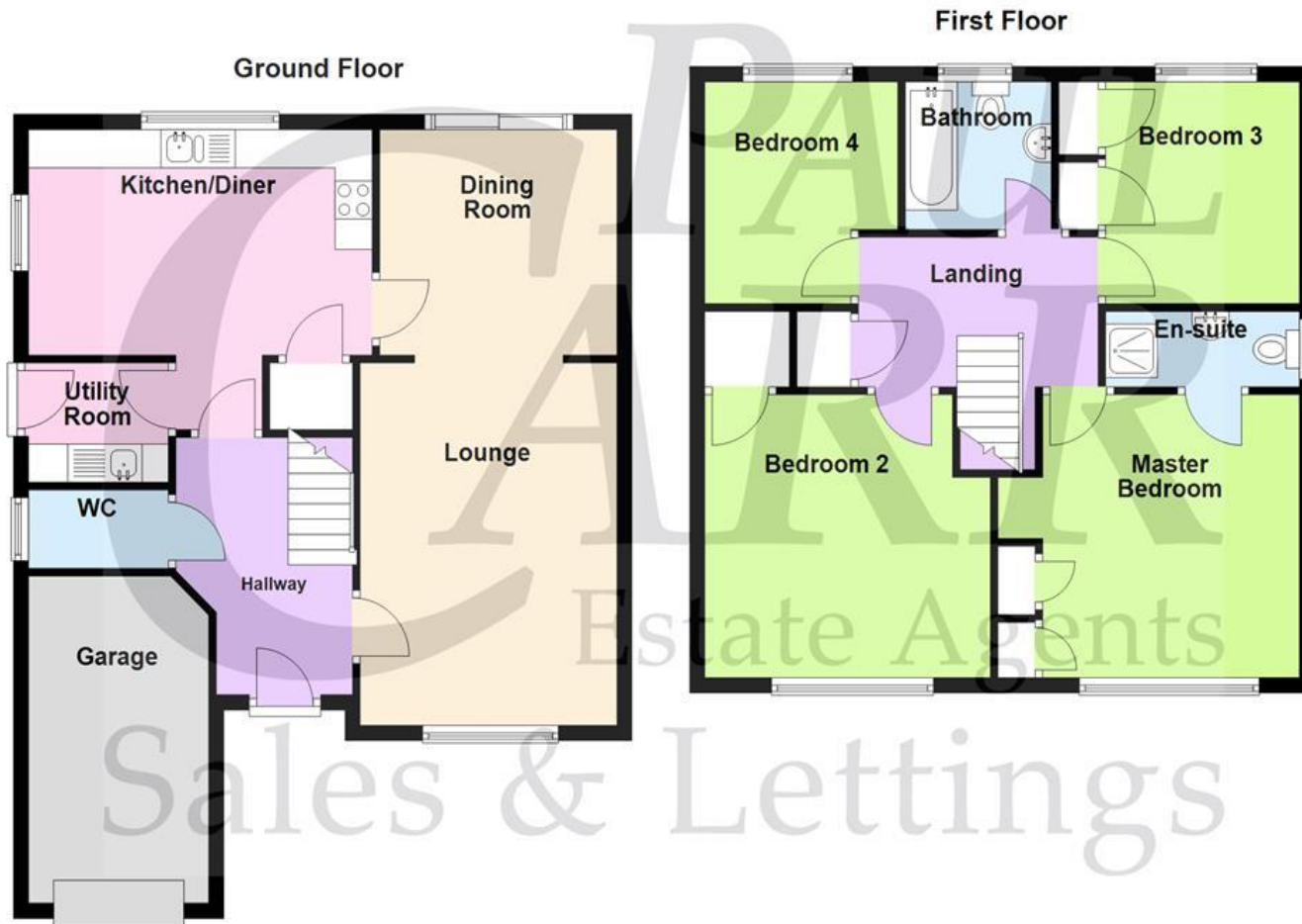
Family Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)





Floor Plan

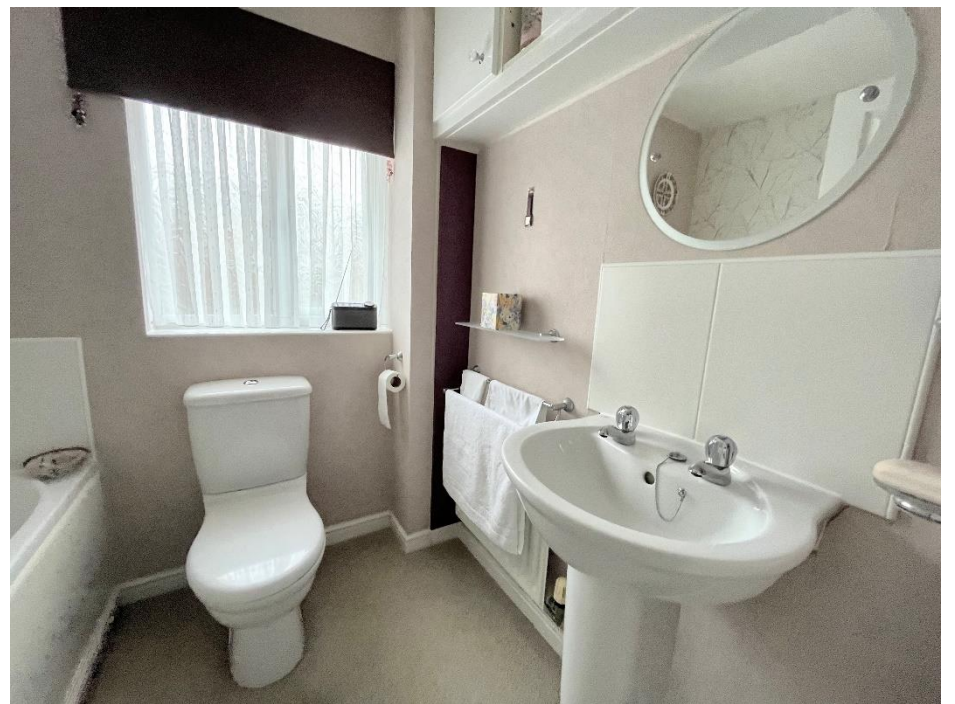
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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: 30th December 2024