



Coppice View Road, Streetly,
Sutton Coldfield, B73 6UE

Offers in the Region Of £515,000

Paul Carr Estate Agents are pleased to offer for sale this impressively extended six bedroom detached family home.

Located on the Coppice View Road within walking distance of local shops/amenities and transport links, this property boasts an incredible spacious living accommodation with large lounge and separate family room, fitted kitchen with separate dining area, downstairs shower room, six great size bedrooms, a private rear garden as well as a paved driveway with ample parking space.

Approached via a large paved driveway, the accommodation briefly comprises of an entrance porch with bright L shaped hallway, a cloakroom, utility room, and downstairs shower room.

The fitted kitchen is a great size and has ample storage space, as well as a separate dining room/area both benefitting from electric under-floor heating. There is an incredibly spacious and extended lounge to the rear of the property, with sky light windows at the back and French doors into garden, plus a separate family room with sliding doors into garden.

To the first floor are six great size bedrooms, with the master bedroom and neighbouring bedroom benefiting from fitted wardrobes, and a main family bathroom.

To the rear is the private garden with social patio area, spacious lawn and fenced enclosure.

Tenure: We can confirm the property is Freehold.

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

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

Porch 11' 2" x 2' 5" (3.41m x 0.74m)

Hallway 17' 5" x 14' 2" (5.32m x 4.31m max (1.18 min))

Lounge 25' 4" x 19' 0" (7.72m x 5.79m)

Family Room 16' 11" x 9' 3" (5.15m max (4.08 min) x 2.81m)

Kitchen 14' 7" x 9' 3" (4.44m x 2.81m)

Dining Area 11' 4" x 9' 5" (3.45m x 2.87m)

Utility 5' 1" x 4' 11" (1.55m x 1.51m)

Shower Room 6' 8" x 5' 4" (2.04m x 1.62m)

Store 5' 9" x 2' 10" (1.74m x 0.87m)



First Floor Accommodation

Bedroom One 13' 4" x 9' 4" (4.07m x 2.85m)

Bedroom Two 12' 6" x 9' 4" (3.80m x 2.84m)

Bedroom Three 11' 1" x 10' 9" (3.37m x 3.27m)

Bedroom Four 13' 3" x 11' 1" (4.05m x 3.37m)

Bedroom Five 9' 10" x 7' 2" (2.99m x 2.19m)

Bedroom Six 9' 4" x 9' 0" (2.84m x 2.74m)

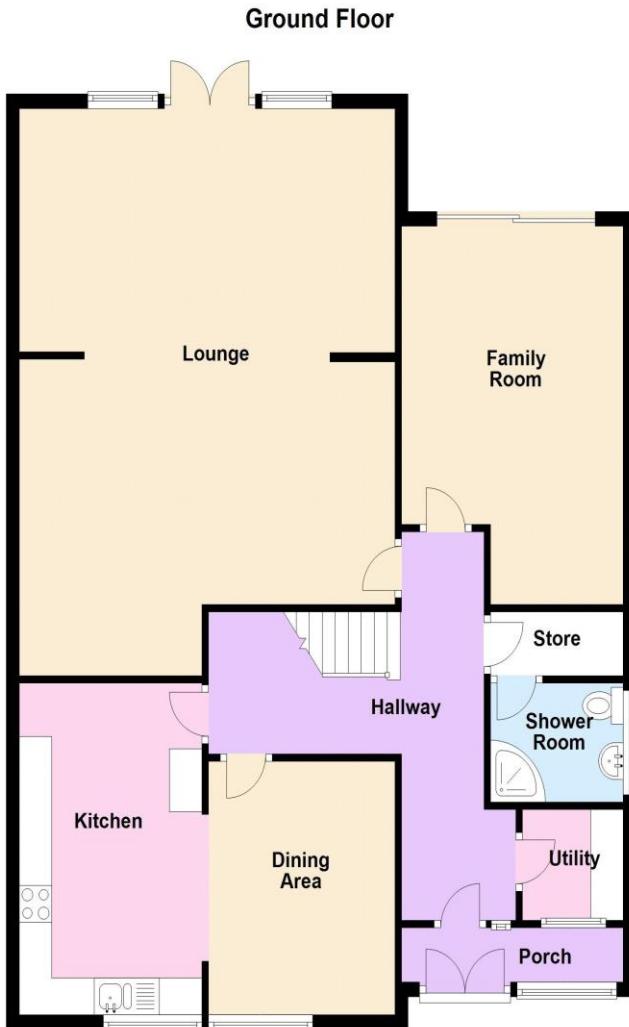
Bathroom 7' 8" x 6' 6" (2.33m x 1.99m)





Floor Plan

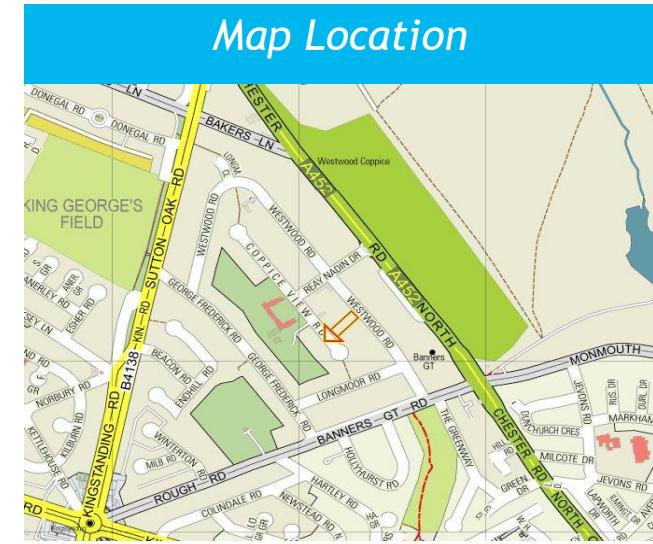
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		76 c
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: 25th June 2021