



Bankside Crescent, Streetly,
Sutton Coldfield, B74 2JA

£385,000

Paul Carr Estate Agents are pleased to offer for sale this well-presented and extended three/four bedroom semi-detached family home, situated in the highly sought-after area of Streetly.

The property is ideally located for popular local schools (catchments to be confirmed), local amenities and excellent transport links.

The home is set back from the road behind a driveway providing off-road parking, leading to a side garage and enclosed porch.

Upon entering, a spacious hallway welcomes you, with stairs to the first-floor landing, internal access to the garage, and doors leading to the lounge and kitchen.

The lounge is generously sized and features a front-facing window. In addition, there is a versatile multi-use room, ideal as a home office or fourth bedroom.

A ground floor shower room is fitted with a low-level WC, wash hand basin and shower cubicle, complemented by attractive tiling. Spanning the rear of the property is a superb extended kitchen diner, flooded with natural light from French doors, windows and skylights.

The kitchen is fitted with a modern range of wall, base and drawer units with work surfaces over, a sink unit, and integrated oven, hob and extractor hood, providing an excellent space for family living and entertaining.

To the first floor are three well-proportioned bedrooms, along with a family bathroom. The property benefits from access to a generous loft via pull-down ladder. The loft is predominantly boarded and provides excellent storage space or conversion (subject to all relevant permissions).

Outside, the property benefits from a generous rear garden featuring a paved patio area, a lawn, and enclosed boundaries, offering a private and family-friendly outdoor space.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C

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

Entrance Porch

Entrance Hall 11' 9" x 5' 11"
(3.58m x 1.80m)

Lounge 13' 10" x 12' 8"
(4.21m x 3.86m)

Kitchen/Dining Room 25' 8" (max) x 19' 4" (max)
(7.82m x 5.89m) (T Shape)

Multi use room/Bedroom Four 9' 10" x 12' 8"
(2.99m x 3.86m)

Shower Room 8' 5" x 6' 8"
(2.56m x 2.03m)

First Floor Accommodation

Bedroom One 11' 10" x 10' 0"
(3.60m x 3.05m)

Bedroom Two 11' 5" x 9' 11"
(3.48m x 3.02m)

Bedroom Three 8' 10" x 7' 8"
(2.69m x 2.34m)

Bathroom 7' 5" x 5' 6"
(2.26m x 1.68m)

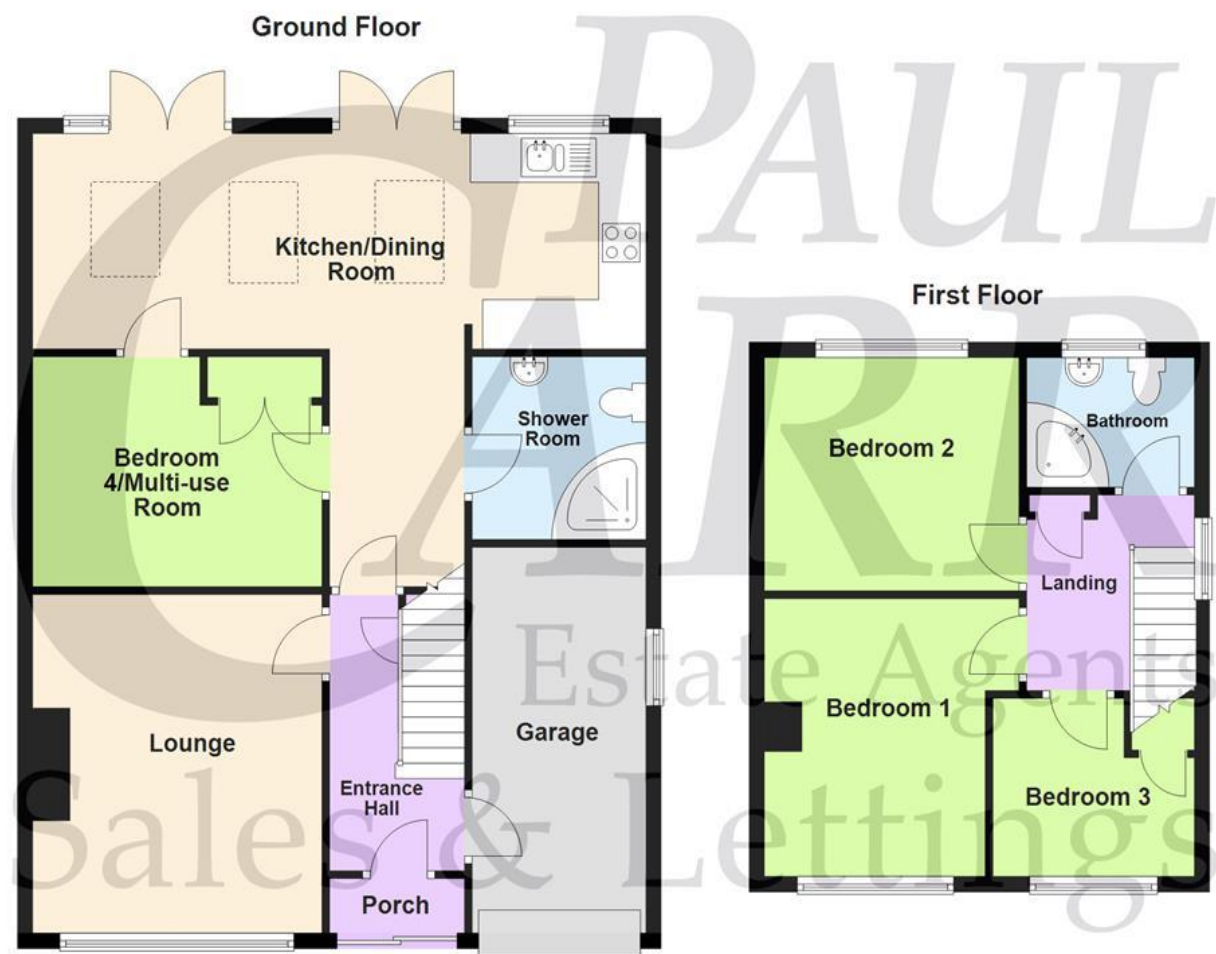
Garage 16' 5" x 7' 7"
(5.00m x 2.31m)





Floor Plan

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

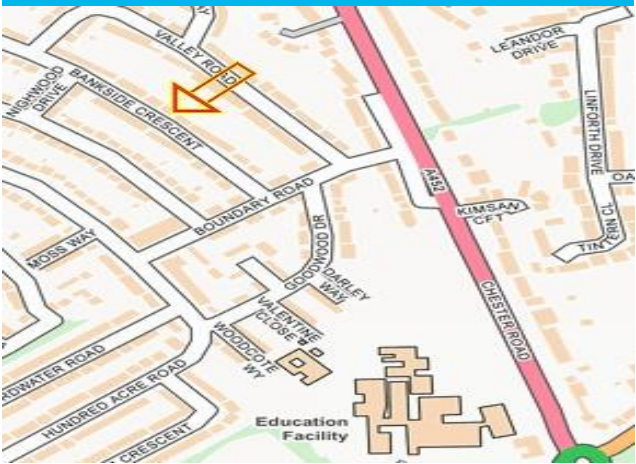


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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