



Fennel Grove, Streetly
Sutton Coldfield, B74 3QY

Offers in the Region Of £465,000

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Paul Carr Estate Agents are delighted to offer for sale this modern family sized detached home offering NO UPWARD CHAIN and situated in a desirable position within a quiet and sought after cul de sac location off Mayfield Road close to shops, amenities, schools and transport links.

The property is situated on the edge of a private road and has a generous driveway providing ample parking leading to the front entrance of the home.

Internal accommodation is immaculately presented, spacious modern and light.

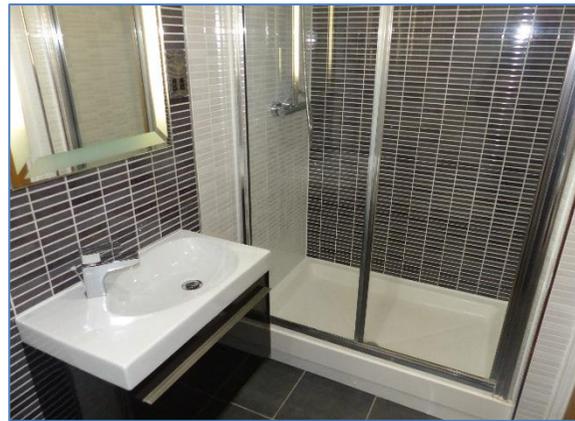
The ground floor comprises of a reception hall with doors off to the single garage, dining room, guest cloakroom/WC, lounge and breakfast kitchen fitted to a high specification and utility room off.

The first floor has a spacious landing with doors off to four double bedrooms with the master having en-suite, and the family bathroom with separate shower cubicle.

The property further benefits from having gas fired central heating, double glazing, single garage and a private landscaped rear garden.

Early viewing is an absolute must on this home.





Property Specification

MODERN DETACHED HOME
QUIET CUL DE SAC LOCATION
FOUR BEDROOMS - MASTER EN SUITE
TWO RECEPTION ROOMS
BREAKFAST KITCHEN, UTILITY, GUEST CLOAKROOM

Reception Hall

Guest Cloakroom/W.C

Dining Room 12'0" x 8'8" (3.65m x 2.65m)

Lounge 15' 1" into bay x 11' 8" (4.59m x 3.55m)

Breakfast Kitchen 15'0" x 9'4" (4.58m x 2.85m)

Utility Room 6'2" x 6'0" (1.87m x 1.83m)

Master Bedroom 12' 6" x 11' 5" (3.82m x 3.49m)

En-Suite

Bedroom Two 12' 2" x 8' 7" (3.70m x 2.62m)

Bedroom Three 11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom Four 10' 2" x 8' 6" (3.11m x 2.59m)

Family Bathroom

Garage 17' 3" x 8' 7" (5.27m x 2.62m)

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: 6th October 2020

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

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	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

