



Oakwood Drive, Streetly  
Sutton Coldfield, B74 3SZ

Offers in Excess of £305,000

Ideal for first time buyers or downsizers, this fantastic deceptively spacious three bedroom end terrace home boasts a variety of impressive features, within close distance of local schools, transport links, and local amenities.

Approached via a paved driveway, the internal accommodation briefly comprises of a large bright entrance porch, leading into a spacious lounge/diner providing ample living space throughout, with sliding doors out to the garden.

To the rear is a newly fitted modern kitchen, with attractive fitted units, and access out to the integral garage providing great storage space.

Upstairs off the landing is a main family bathroom, with separate bath and shower, as well as three large double bedrooms, ideal for study space or a growing family.

Outside is a charming low maintenance rear garden with social patio space and lawn with fenced enclosure.

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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Porch 10' 5" x 6' 2"  
(3.18m x 1.87m)

Lounge/Diner 24' 1" x 10' 6"  
(7.34m x 3.20m max, 2.66 min)

Kitchen 10' 10" x 9' 11"  
(3.30m x 3.01m)

Integral Garage 17' 0" x 7' 10"  
(5.17m x 2.40m)

### **First Floor Accommodation**

Bedroom One 12' 10" x 8' 5"  
(3.90m x 2.57m)

Bedroom Two 10' 4" x 9' 7"  
(3.16m x 2.93m)

Bedroom Three 11' 0" x 10' 6"  
(3.36m x 3.20m)

Bathroom 8' 1" x 8' 0"  
(2.47m x 2.43m)

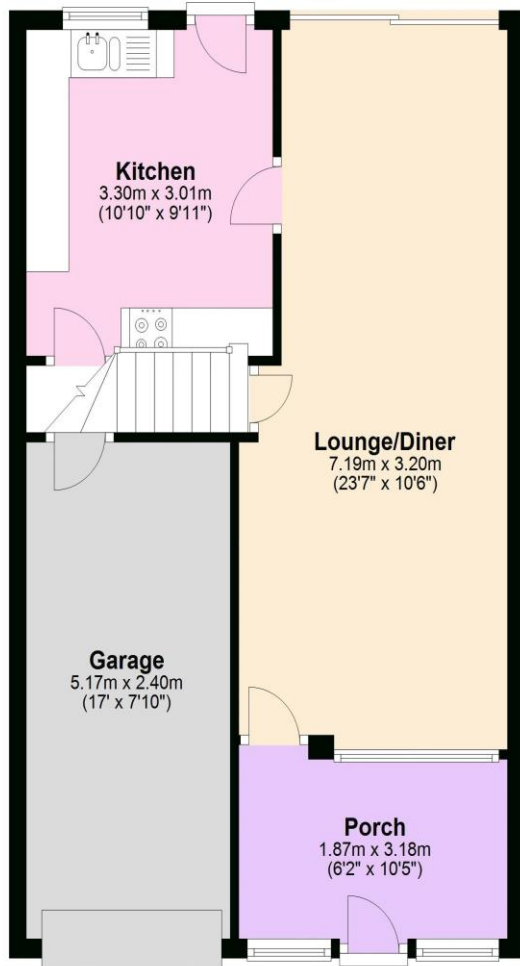




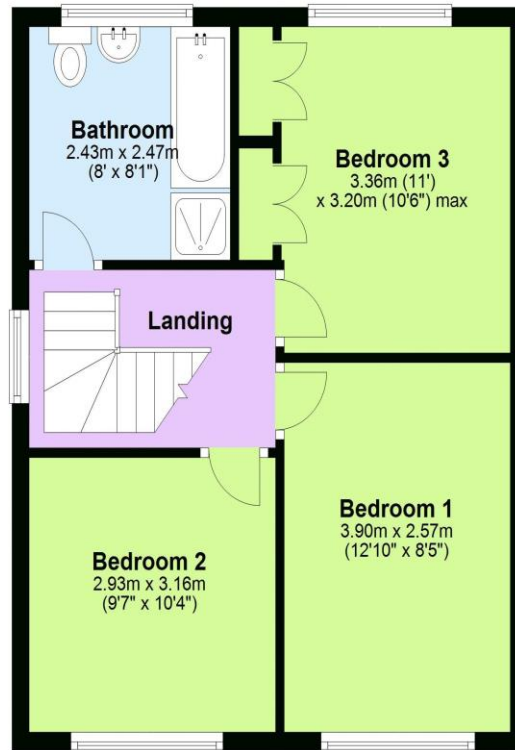
# Floor Plan

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

### Ground Floor



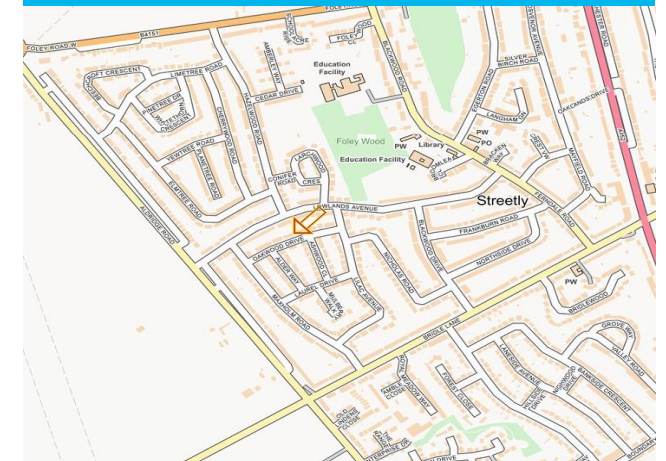
### First Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	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: