



Schoolacre Rise, Streetly,
Sutton Coldfield, B74 3PR

Offers in the Region Of £675,000

Welcome to Schoolacre Rise

A highly desirable exclusive cul de sac location, within close distance of highly rated local schools, transport links, and amenities, tucked away off Foley Road West in central Streetly.

This wonderfully presented family home boasts a variety of impressive versatile features, having been extended on the ground floor, ideal for any families searching in the area for a future proof home.

Approached via a large driveway with ample parking space and a beautiful charming front lawn with attractive flowers, this property's first impression does not disappoint.

The internal accommodation briefly comprises of an entrance porch and welcoming hallway, leading into a spacious lounge with bay window, and a dining area with French doors out to a wonderful bright conservatory overlooking the rear garden.

Also off the hallway is a separate extended reception rooms, currently serving as a secondary living space/family room, providing ample entertainment space for a family. The kitchen to the rear boasts a breakfast bar with attractive central island, as well as a separate utility room and downstairs guest W.C, with integral access to the garage.

Upstairs off the landing are four great size bedrooms, all with fitted wardrobes. The master bedrooms is a generous size, with a spacious private en-suite bathroom. Further to the first floor is a main family bathroom, providing a large room with bath, wash hand basin and W.C.

Outside is a truly wonderfully kept rear garden. Immaculately kept throughout with a neatly maintained lawn and various plants, this attractive space provides ample privacy for a family.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F.

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

Porch 6' 6" x 3' 8" (1.97m x 1.12m)

Hallway 11' 5" x 5' 9" (3.48m x 1.76m)

Lounge 15' 0" x 12' 4" (4.58m x 3.76m)

Dining Area 12' 3" x 9' 11" (3.73m x 3.02m)

Conservatory 14' 11" x 9' 1" (4.54m x 2.76m)

Family Room 18' 1" x 15' 9" (5.52m max, 4.11 min x 4.79m)

Kitchen 13' 8" x 11' 8" (4.17m x 3.55m)

Utility 8' 5" x 7' 9" (2.57m x 2.36m)

Downstairs W.C. 7' 7" x 6' 2" (2.30m x 1.88m)

Integral Garage 18' 2" x 7' 7" (5.54m x 2.32m)

First Floor Accommodation

Bedroom One 12' 10" x 12' 4" (3.90m x 3.75m)

En-suite Bathroom 13' 8" x 5' 7" (4.17m x 1.70m)

Bedroom Two 14' 8" x 9' 2" (4.48m x 2.80m)

Bedroom Three 10' 2" x 7' 7" (3.11m x 2.30m)

Bedroom Four 9' 4" x 7' 4" (2.84m x 2.23m)

Bathroom 10' 5" x 6' 9" (3.18m x 2.05m)

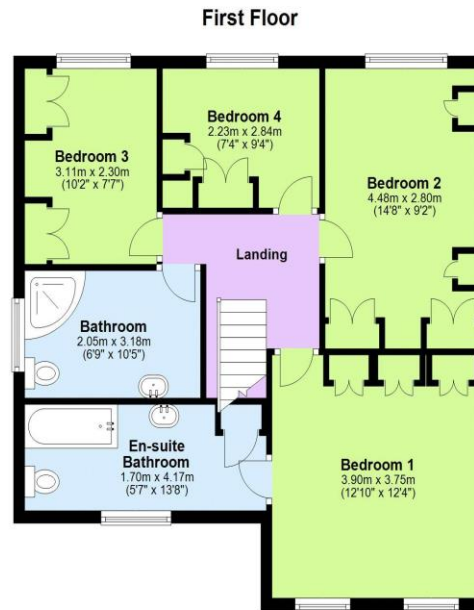






Floor Plan

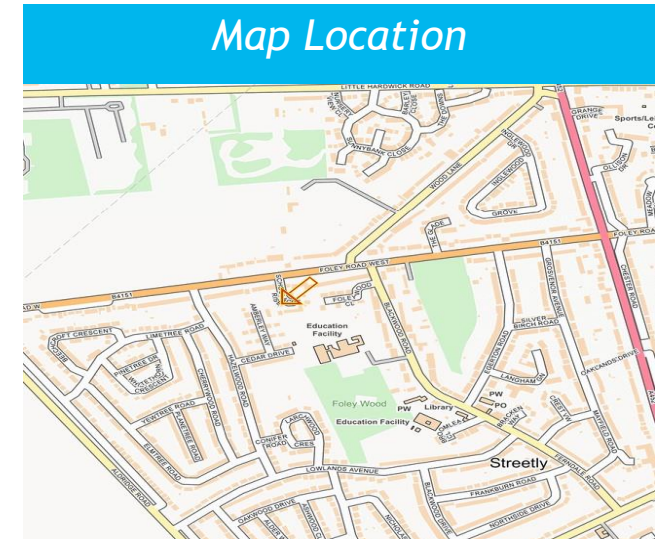
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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: 21st August 2023