



Nicholas Road, Streetly,
Sutton Coldfield, B74 3QS

£317,500

This fantastic three bedroom semi-detached home is situated on Nicholas Road in Streetly, within close distance of highly rated local schools, transport links and local amenities.

With a variety of impressive features throughout, this home is ideal for any young families moving to the area. The property has been modernised recently having a new kitchen and bathroom, as well as a new block paved driveway and general decorating throughout.

To the ground floor you have an entrance hall, open plan lounge/dining room, fitted kitchen, conservatory and garage accessible via the kitchen.

The first floor landing has doors off to three well proportioned bedrooms and a modern bathroom.

The rear garden has a decking area and laid to lawn, with side access to the front.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/Electricity/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

Lounge/Dining Room 26' 7" x 10' 2"
(8.10m x 3.10m)

Kitchen 10' 9" x 9' 10"
(3.27m x 2.99m)

Conservatory 10' 0" x 18' 0"
(3.05m x 5.48m)

First Floor Accommodation

Bedroom One 11' 2" x 10' 6"
(3.40m x 3.20m)

Bedroom Two 12' 6" x 8' 2"
(3.81m x 2.49m)

Bedroom Three 10' 4" x 9' 5"
(3.15m x 2.87m)

Bathroom 8' 1" x 7' 8"
(2.46m x 2.34m)

Garage 17' 2" x 8' 0"
(5.23m x 2.44m)





Floor Plan

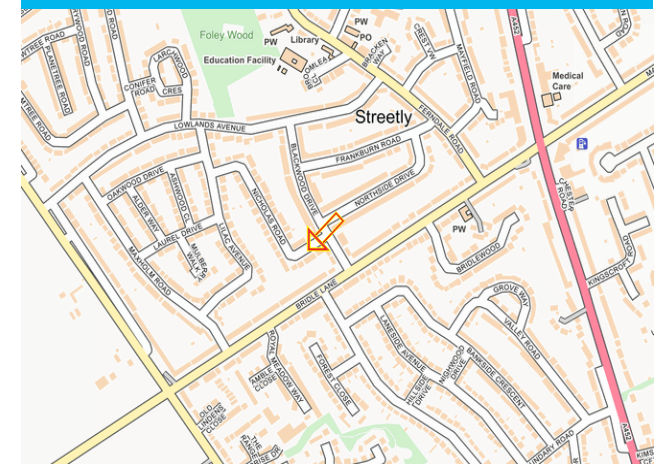
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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: 25th October 2023