



Cherrywood Road, Streetly,
Sutton Coldfield, B74 3RT

£425,000

Welcome to Cherrywood Road, an extended four bedroom semi detached family home in a desirable location.

The property is located within close proximity of reputable schools, local amenities and convenient bus routes.

On entering the property you have a welcoming and spacious entrance hall, with doors off to the lounge, reception rooms and L shape kitchen/dining room.

To the first floor are four good size bedrooms, a modern and refitted family bathroom as well as an en-suite shower room to the master bedroom.

Externally the property has a large driveway, providing off road parking for multiple vehicles with access to the garage via an electric up and over door and to the rear of the property is an enclosed private garden.

Early viewing is recommended to avoid disappointment.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains 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

Lounge 14' 4" into bay x 10' 9"
(4.37m x 3.27m)

Reception Room 14' 10" max x 11' 4"
(4.52m x 3.45m)

L Shape Kitchen/Dining Room 16' 7" (max) x 14' 4" (max)
(5.05m (max) x 4.37m (max))

Garage 17' 5" x 7' 10"
(5.30m x 2.39m)

First Floor Accommodation

Bedroom One 10' 5" (max) x 16' 4"
(3.17m x 4.97m)

En-suite 4' 0" x 7' 6"
(1.22m x 2.28m)

Bedroom Two 12' 0" x 9' 4" (
3.65m x 2.84m)

Bedroom Three 11' 11" x 11' 4"
(3.63m x 3.45m)

Bedroom Four 16' 2" x 5' 7"
(4.92m x 1.70m)

Bathroom 8' 5" x 7' 8"
(2.56m x 2.34m)



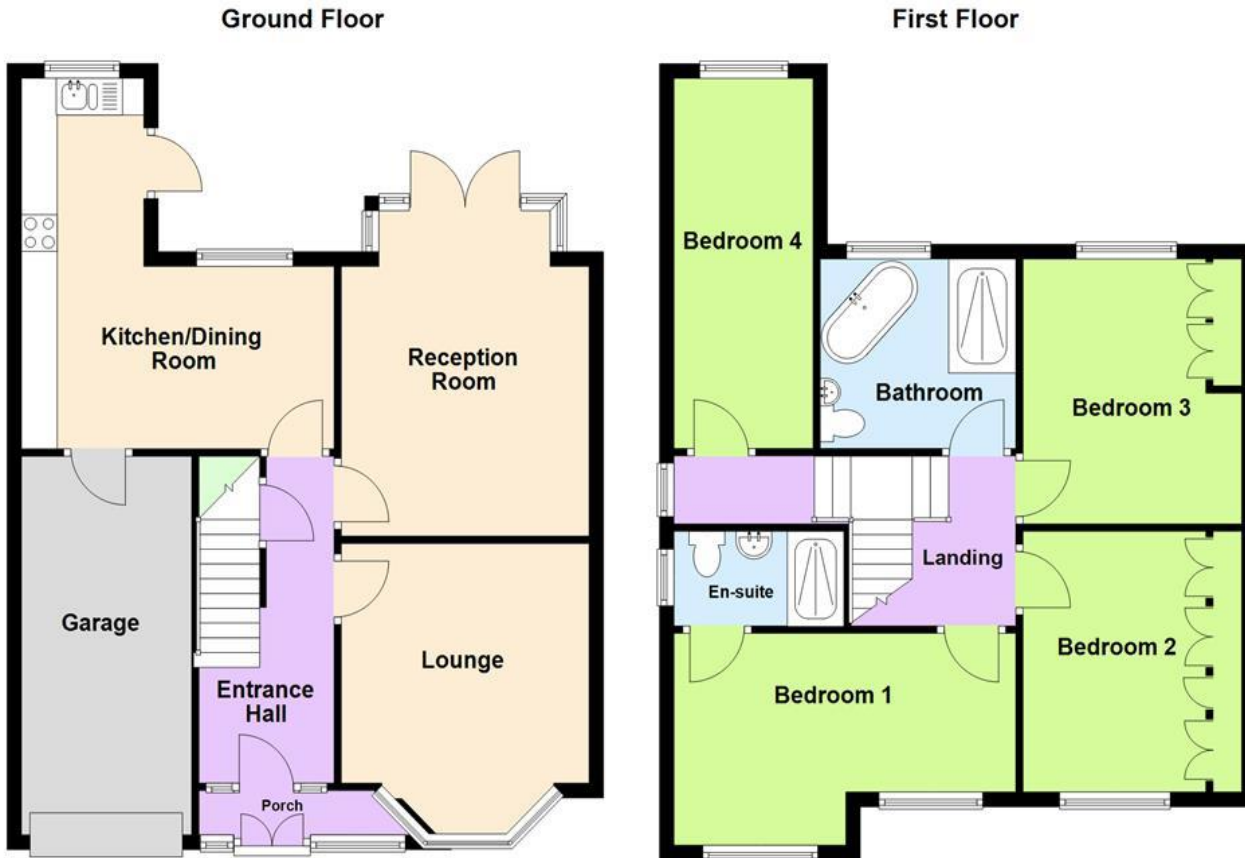






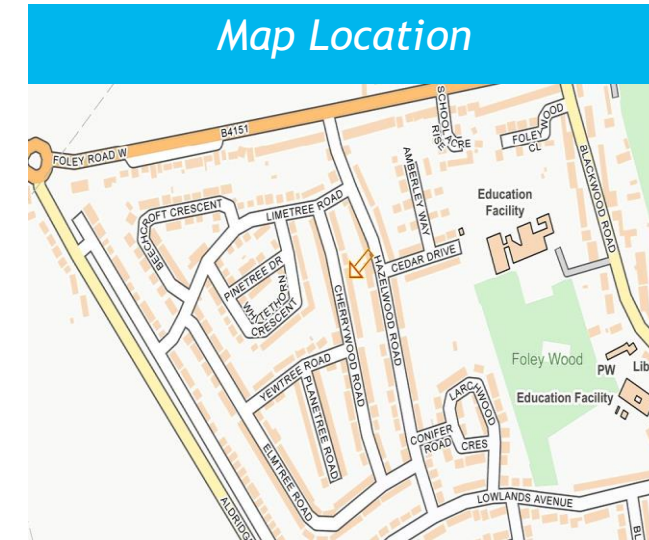
Floor Plan

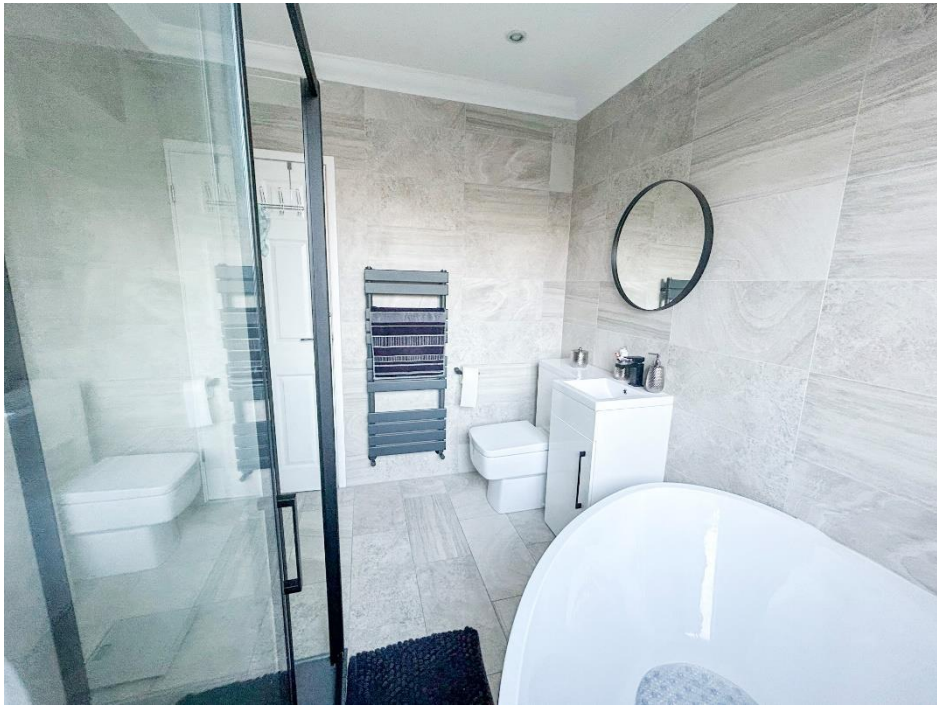
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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 November 2023