



Egerton Road, Streetly,
Sutton Coldfield, B74 3PQ

£570,000

Welcome to Egerton Road, one of the most sought after roads in Streetly and ideally situated for popular local schooling (catchments should be checked), local amenities and transport links.

This desirable family home is set back from the road behind a multi vehicle driveway, giving access to garage and porch with further door leading into a welcoming reception hallway.

The hallway offers a superb first impression which sets the tone for the rest of the property. Off the hallway, there is a generous lounge with feature bay window to fore and double doors opening into a formal dining room.

The dining room is beautifully presented and stunningly impactful with impressive views of the rear garden. Being accessed from the hallway and dining room, is a versatile reception room which, is currently being used as a home office but also offers a multitude of uses to suit your needs.

The kitchen has been thoughtfully fitted to comprise a range of matching wall and base level units with contrasting work surface over, incorporating an integral oven, hob and extractor fan, stainless steel sink unit and door giving access to utility room. The utility room has a space and plumbing for a washing machine, space for further white goods, door giving access to fore, further door to rear garden and door giving access to the guest wc.

On the first floor there are four well proportioned bedrooms with bedrooms one, two and three all having fitted wardrobes. Bedroom one benefits from a feature walk-in bay window, bedroom two has stunning views over looking the rear garden.

The first floor also boasts a luxury family bathroom comprising low flush wc unit, hand wash basin and jacuzzi bath. In addition to the family bathroom, there is a further shower room with a well appointed suite of hand wash basin and corner shower cubicle with shower over.

Outside, to the rear there is a magnificent rear garden, with decked patio, laid to lawn with mature plants and shrubs, enclosed fenced boundaries and rear gated access.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains gas, water, drainage and electric.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Porch

Reception Hallway

Through Lounge 27' 3" x 12' 1" (8.30m x 3.68m)

Dining Room 19' 1" x 10' 2" (5.81m x 3.10m)

Reception Room/Home Office 16' 3" x 9' 6" (4.95m x 2.89m)

Fitted Kitchen 10' 1" x 9' 9" (3.07m x 2.97m)

Utility Room 13' 1" x 7' 5" (3.98m x 2.26m)

Guest WC

First Floor Accommodation

Bedroom One 13' 8" x 9' 9" (4.16m x 2.97m)

Bedroom Two 12' 0" x 13' 1" (3.65m x 3.98m)

Bedroom Three 11' 3" x 8' 0" (3.43m x 2.44m)

Bedroom Four 11' 5" x 8' 0" (3.48m x 2.44m)

Family Bathroom 9' 2" x 7' 6" (2.79m x 2.28m)

Family Shower Room 8' 1" x 7' 5" (2.46m x 2.26m)

Outside

Garage 16' 8" x 8' 0" (5.08m x 2.44m)

Rear Garden



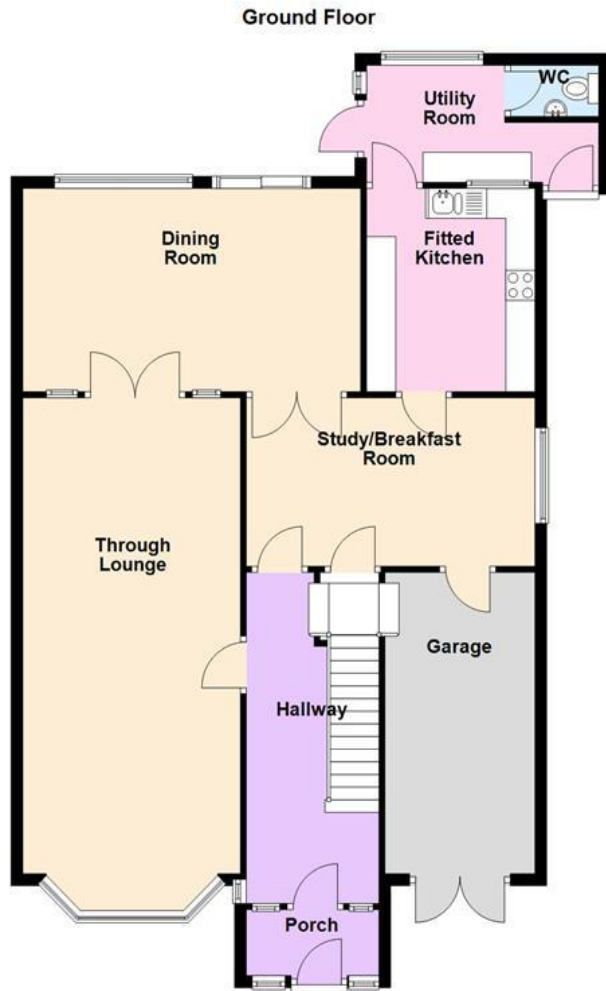






Floor Plan

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		
69-80	C		78 C
55-68	D	58 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: 28th November 2023