



Planetree Road, Streetly,
Sutton Coldfield, B74 3SP

Offers in Excess of £375,000

Welcome to Planetree Road, a popular and highly sought after location, positioned conveniently for popular local schooling (catchments should be checked), local amenities and transport links.

The property has been presented to an extremely high standard throughout with the main feature being a stunning and extended fitted kitchen diner/family room with feature box window seat, looking out to rear garden.

The kitchen has been thoughtfully designed to comprise a range of wall and base level units, island with inset sink unit with drainer and mixer taps. Further integrated oven, hob and extractor fan over and complimentary tiling.

The ground floor also boasts a lounge with bay window to fore, and separate spice kitchen which is located off the main kitchen.

On the first floor there are three well proportioned bedrooms and a beautiful, luxury bathroom. This impressive and spacious bathroom comprises low flush wc unit, wall mounted hand wash basin, walk in shower cubicle and bath with complimentary tiling to floor and walls.

Outside the rear garden benefits from decked patio area, laid mainly to lawn with enclosed fenced boundaries.

To the fore there is a lawned fore garden and driveway leading to porch and storage space.

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 and 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

Entrance Hallway

Lounge 12' 9" x 10' 4"
(3.88m x 3.15m)

Kitchen Diner/Family Room 21' 2" x 22' 8"
(6.45m x 6.90m)

Spice Kitchen 11' 5" x 4' 6"
(3.48m x 1.37m)

First Floor Accommodation

Bedroom One 11' 0" x 10' 5"
(3.35m x 3.17m)

Bedroom Two 11' 0" x 9' 8"
(3.35m x 2.94m)

Bedroom Three 11' 9" x 7' 9"
(3.58m x 2.36m)

Luxury Family Bathroom 11' 6" x 6' 7"
(3.50m x 2.01m)

Rear Garden

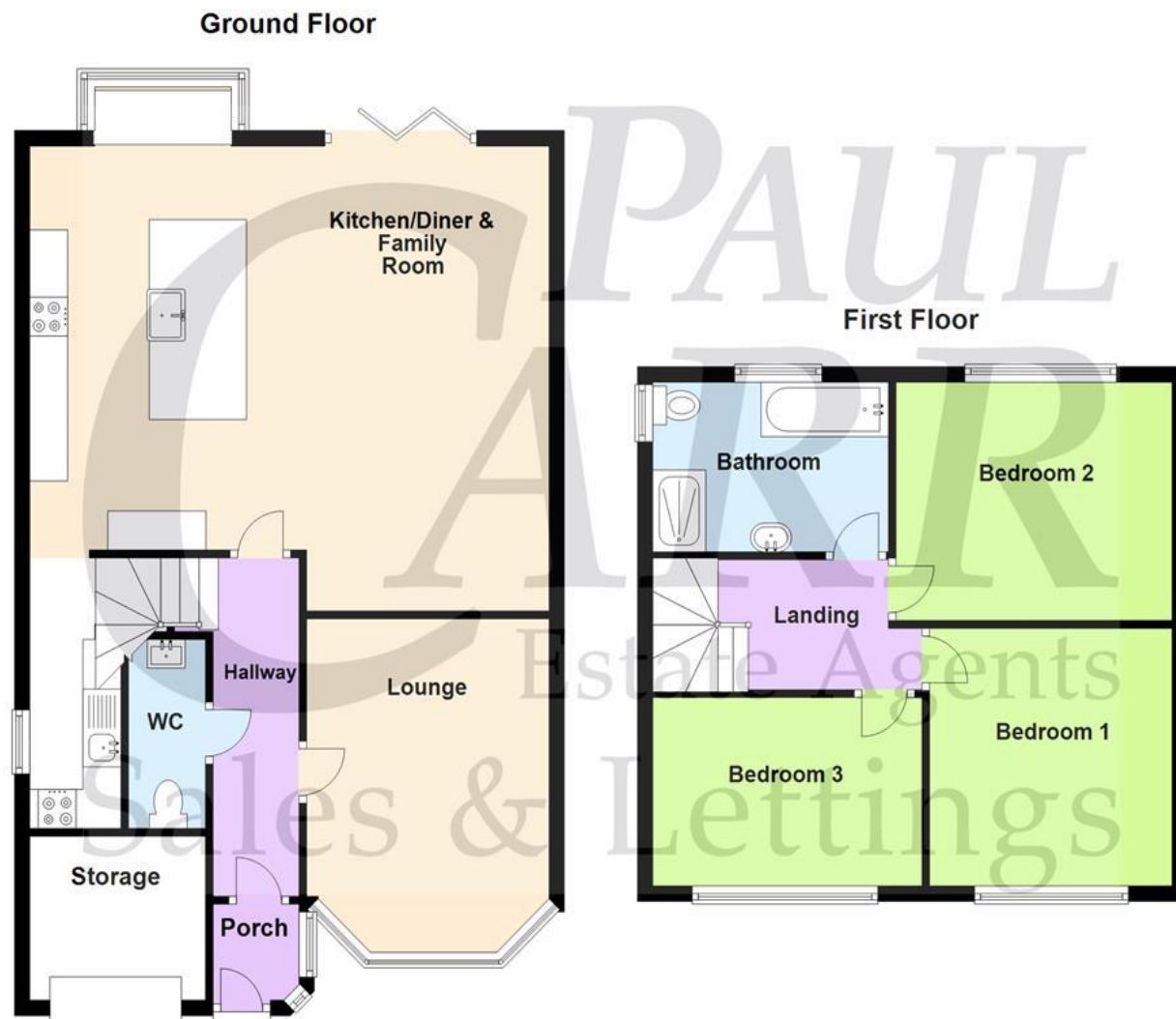






Floor Plan

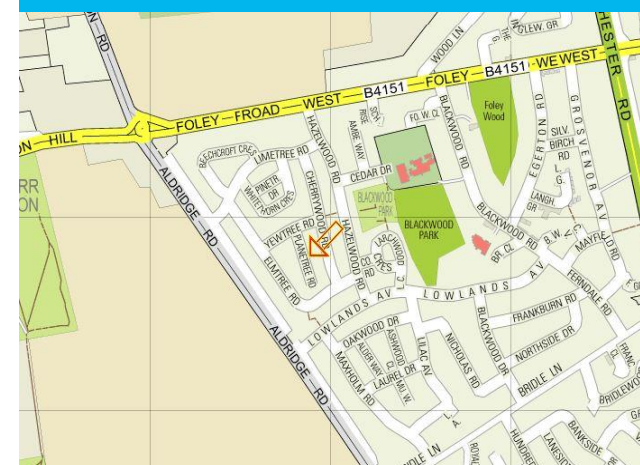
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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: 1st February 2024