



Elmtree Road, Streetly,
Sutton Coldfield, B74 3RZ

£320,000

Welcome to Elmtree Road, a three bedroom semi detached house in excellent condition and a converted garage which has a multitude of uses including a fourth bedroom or children's playroom.

Located in a popular road and within close proximity of local reputable schools, excellent transport links and shops, bars and restaurants all nearby.

The ground floor comprises a welcoming entrance porch, open plan lounge/dining room, kitchen and converted garage with fitted wardrobes.

The first floor has three double bedrooms and a four piece suite family bathroom.

Externally to the front of the property is a driveway providing off road parking for two vehicles and side access to the rear garden, which has a paved patio area and mostly laid to lawn.

Early viewing recommended to avoid genuine disappointment.

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/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 3' 3" x 6' 6"
(0.99m x 1.98m)

Lounge/Dining Room 24' 1" (max) x 10' 2" (max)
(7.34m max x 3.10m max)

Kitchen 10' 9" x 9' 11"
(3.27m x 3.02m)

Bedroom Four/Playroom 13' 4" x 7' 6"
(4.06m x 2.28m)

First Floor Accommodation

Bedroom One 11' 1" x 10' 7"
(3.38m x 3.22m)

Bedroom Two 12' 9" x 8' 4"
(3.88m x 2.54m)

Bedroom Three 9' 8" x 10' 5"
(2.94m x 3.17m)

Family Bathroom 7' 8" x 7' 10"
(2.34m x 2.39m)







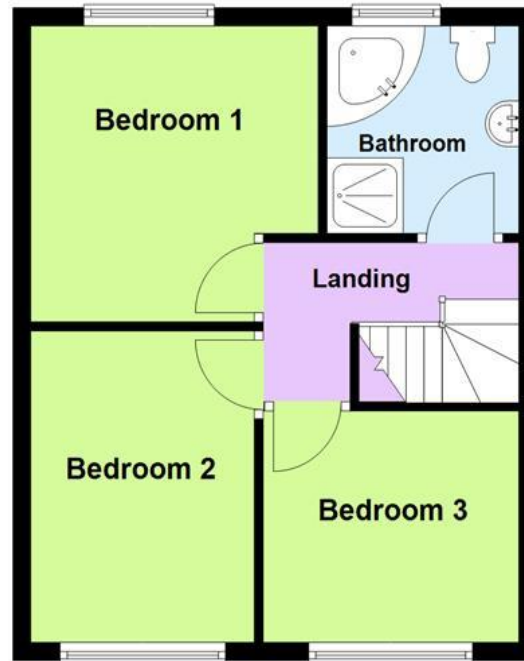
Floor Plan

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

Ground Floor



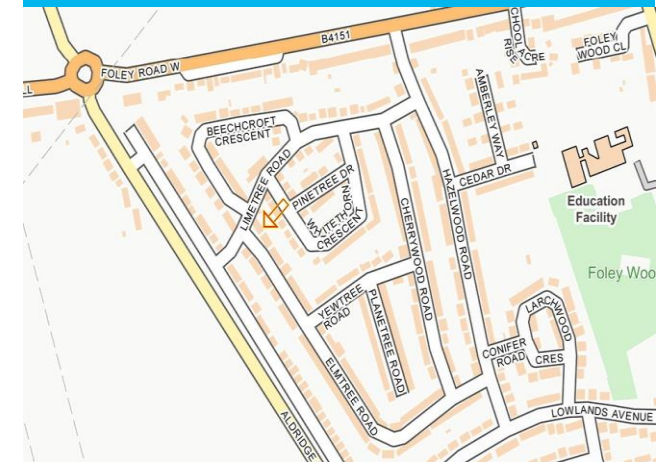
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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: 3rd February 2024