



Larchwood Crescent, Streetly,  
Sutton Coldfield, B74 3RB

Offers in the Region Of £290,000

Welcome to Larchwood Crescent, a highly desirable and sought after Streetly location, positioned conveniently for local amenities and transport links.

The property is set back from the road and approached via lawned fore garden with driveway leading to garage and front door giving access to a welcoming reception hallway.

The well presented accommodation boasts: A lounge/diner with patio doors offering stunning views of the rear garden, and access to well presented fitted kitchen. The kitchen has been thoughtfully fitted to comprise a range of matching wall and base level units with work surface over, incorporating a sink unit with drainer and mixer taps, integrated oven, hob and extractor fan over.

The property offers two well proportioned bedrooms looking out to fore and fitted shower room. The shower room is fitted with a modern suite comprising low flush wc unit, wall mounted hand wash basin with storage below, and walk in shower cubicle with shower over and complementary tiling to walls.

Outside to the rear there is a beautifully manicured garden, with patio area, laid mainly to lawn with shrub borders and enclosed fenced boundaries. The garage has up and over door to fore and door leading into rear garden.

Viewing is strongly recommended to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Streetly@paulcarrestateagents.co.uk)



**Accommodation**

Entrance Hallway

Lounge 18' 3" x 10' 7"  
(5.56m x 3.22m)

Fitted Kitchen 8' 7" x 7' 6"  
(2.61m x 2.28m)

Bedroom 1 13' 6" x 9' 4"  
(4.11m x 2.84m)

Bedroom 2 9' 9" x 9' 0"  
(2.97m x 2.74m)

Shower Room

**Outside**

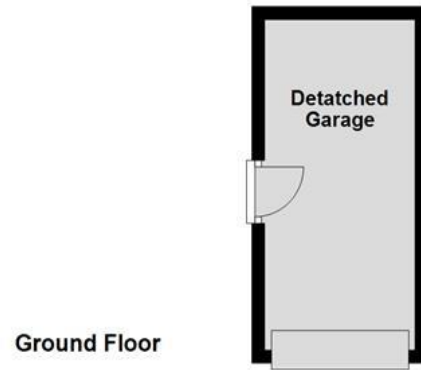
Garage 16' 6" x 7' 8"  
(5.03m x 2.34m)



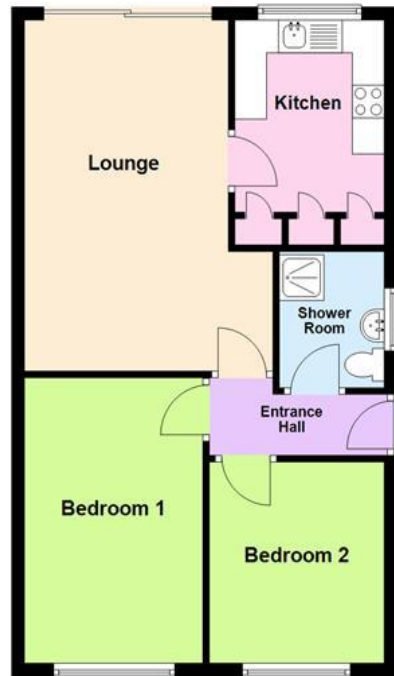


# Floor Plan

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



Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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: 8th February 2024