



Colt Close, Streetly,
Sutton Coldfield, B74 2EA

Offers Over £350,000

Welcome to Colt Close, a three bedroom detached family home located in a quiet cul-de-sac on a popular estate in Streetly and within convenient distance of local reputable schools, shops and restaurants.

The ground floor comprises a welcoming and spacious entrance hall, with doors off to the lounge, dining room and kitchen.

Off the kitchen is a utility area leading to the home office which has been converted from its original garage. There is also useful storage space accessible from the front of the property.

The first floor has a bright landing and doors leading to three bedrooms and a bathroom.

To the front is a block paved driveway providing off road parking and to the rear is an enclosed garden with patio area and laid to lawn.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/Water/Electric/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 Hall 8' 10" x 6' 10"
(2.69m x 2.08m)

Lounge 15' 5" x 11' 2"
(4.70m x 3.40m)

Dining Room 13' 7" x 8' 10"
(4.14m x 2.69m)

Kitchen 10' 3" x 9' 2"
(3.12m x 2.79m)

Utility Area 5' 10" x 7' 7"
(1.78m x 2.31m)

Office 7' 10" x 5' 2"
(2.39m x 1.57m)

First Floor Accommodation

Bedroom One 10' 10" x 9' 10" (to wardrobe)
(3.30m x 2.99m)

Bedroom Two 10' 10" x 9' 6" (to wardrobe)
(3.30m x 2.89m)

Bedroom Three 8' 6" x 6' 11"
(2.59m x 2.11m)

Bathroom 8' 5" x 6' 1"
(2.56m x 1.85m)



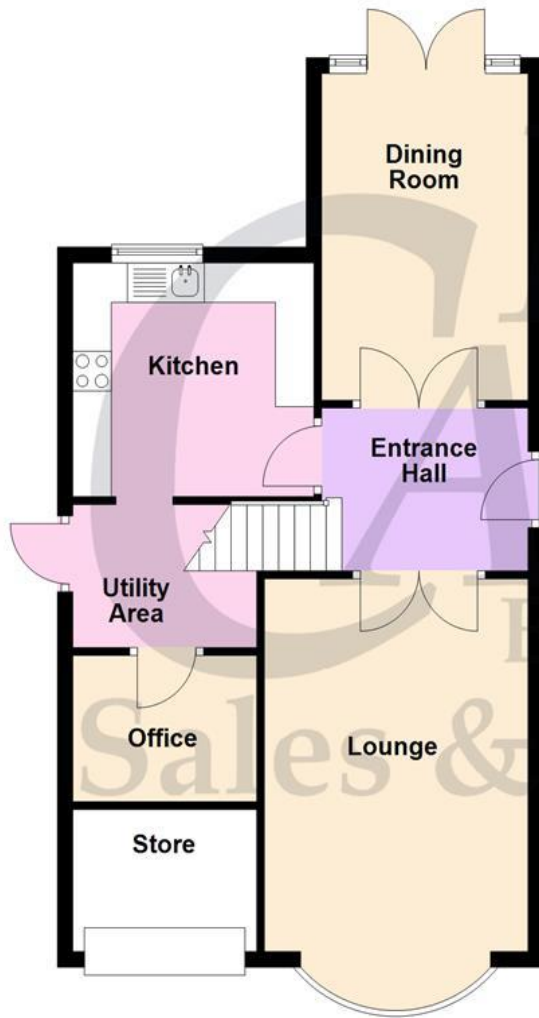




Floor Plan

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

Ground Floor



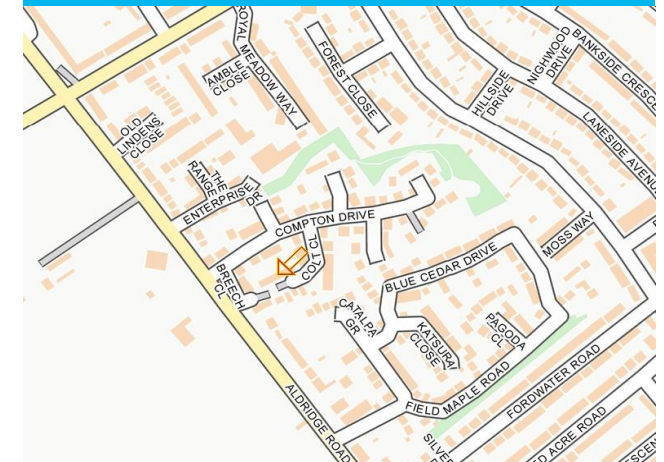
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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: 13th February 2024