



Carlton Avenue, Streetly,  
Sutton Coldfield, B74 3JF

Offers in the Region Of £779,000

Welcome to Carlton Avenue, an impressive four bedroom detached family home in a sought after location within Streetly.

You will be immediately impressed upon approach to the property having lots of kerb appeal and a large front driveway and garden.

Internally also will not disappoint, having a porch leading to a spacious and welcoming entrance hall, front reception room with bay window, large rear lounge, modern kitchen with access to the conservatory, a side utility room/home office and downstairs WC.

On the first floor is impressive landing, with doors off to the four good size bedrooms, one which benefits by having WC, and a luxury four piece family bathroom.

Further benefits include underfloor heating in the utility room/home office and in the first floor bathroom, as well as a relatively new boiler (approx. 18 months old) and newly fitted double glazing within the last few years.

To the rear of the property is a private, enclosed, spacious and west facing garden, having paved patio area, mature trees, shrubs and bushes, and mainly laid to lawn.

The property is situated within close proximity of reputable local schools, amenities and Sutton Park's 2400 acre national nature reserve.

Early viewing is highly recommended on this outstanding property, you will not be disappointed!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Walsall Council.

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



### **Ground Floor Accommodation**

Porch 2' 9" x 9' 5" (0.84m x 2.87m)

Entrance Hall 12' 6" (max) x 10' 4" (max) (3.81m x 3.15m)

Lounge 19' 11" x 16' 4" (6.07m x 4.97m)

Reception Room 17' 0" (into bay) x 12' 11" (5.18m x 3.93m)

Kitchen/Breakfast Room 10' 6" x 16' 6" (3.20m x 5.03m)

Conservatory 11' 3" x 8' 8" (3.43m x 2.64m)

Utility Room/Home Office 22' 11" x 5' 5" (6.98m x 1.65m)

WC 3' 5" x 4' 7" (1.04m x 1.40m)

Garage 16' 11" x 8' 11" (5.15m x 2.72m)

### **First Floor Accommodation**

First Floor Landing 14' 4" (max) x 12' 10" (max) (4.37m x 3.91m)

Bedroom One 17' 0" (into bay) x 10' 8" (to wardrobe)  
(5.18m x 3.25m)

Bedroom Two 10' 11" (max) x 16' 4" (3.32m x 4.97m)

Bedroom Three 12' 11" x 8' 11" (3.93m x 2.72m)

W.C. 5' 3" x 2' 4" (1.60m x 0.71m)

Bedroom Four 10' 11" x 7' 6" (3.32m x 2.28m)

Luxury Family Bathroom 10' 4" x 8' 4" (3.15m x 2.54m)







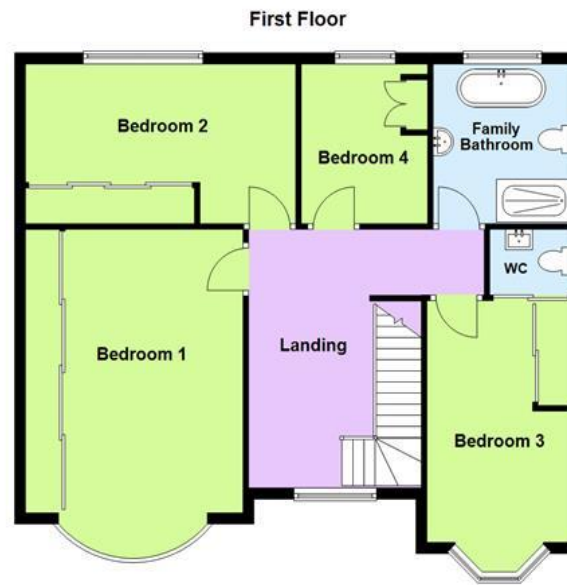
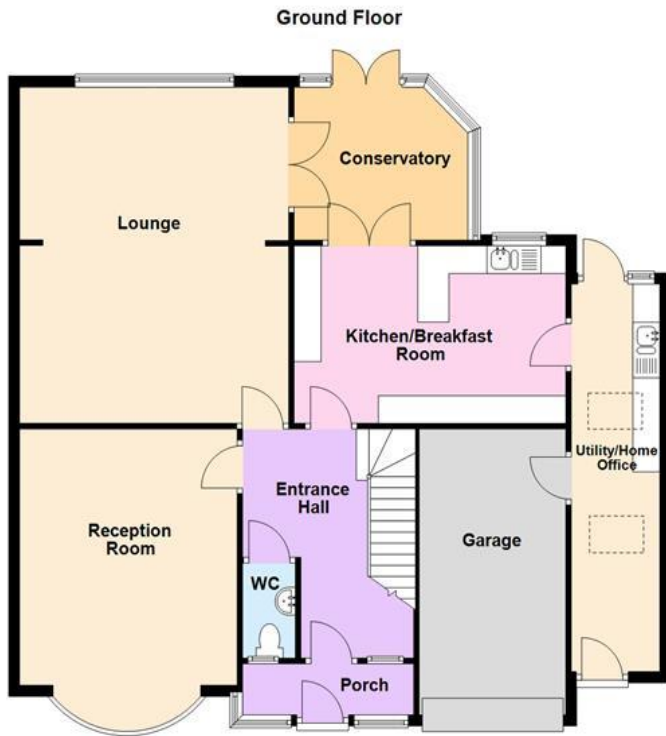






# Floor Plan

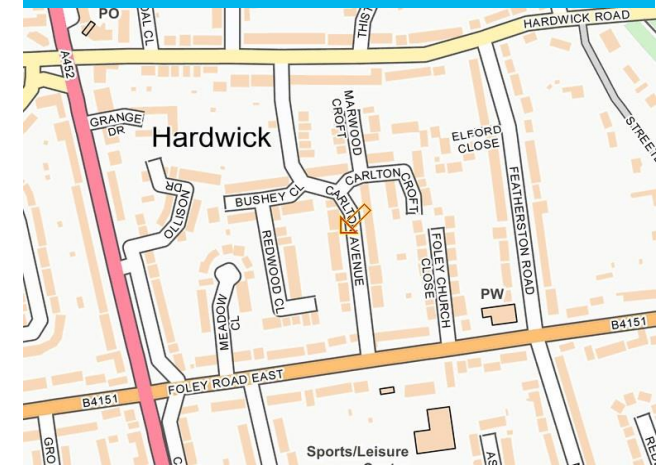
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 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: