



Carlton Avenue, Streetly,  
Sutton Coldfield, B74 3JF

**£775,000**

Are you looking for a spacious family home, with potential to extend and create your forever home? Look no further! Paul Carr Estate Agents are delighted to bring this wonderful four bedroom, extended detached family home to the market, being sold with no upwards chain.

The property is located on a highly regarded road and having easy access to Sutton Park's 2400 national nature reserve, excellent transport links and reputable local schools all nearby (school catchment areas should be checked).

The ground floor comprises a welcoming entrance hall, with doors off to the extended lounge, dining room with feature bay window, kitchen with access to side passage, and a downstairs WC.

The first floor has a bright and spacious landing, with doors off to four good size bedrooms, a bathroom and separate WC.

To the front of the property is a large driveway offering parking for multiple vehicles and access to the garage, and to the rear is a substantial garden, ideal for a family with young children or entertaining guests.

Early viewing is highly recommended to fully appreciate the size of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, 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)



### **Ground Floor Accommodation**

Entrance Porch

Entrance Hall 7' 1" x 10' 3" (max) (2.16m x 3.12m)

Extended Lounge 22' 5" x 14' 5" (6.83m x 4.39m)

Dining Room 15' 11" (into bay) x 10' 11" (4.85m x 3.32m)

Kitchen 10' 5" (max) x 16' 4" (max) (3.17m x 4.97m)

Side Passage 20' 2" x 3' 10" (6.14m x 1.17m)

Laundry Cupboard 3' 3" x 4' 5" (0.99m x 1.35m)

WC 4' 11" x 3' 4" (1.50m x 1.02m)

### **First Floor Accommodation**

Bedroom One 16' 8" (into bay) x 11' 0" (5.08m x 3.35m)

Bedroom Two 10' 10" x 14' 5" (3.30m x 4.39m)

Bedroom Three 13' 0" x 8' 11" (3.96m x 2.72m)

Bedroom Four 10' 10" x 7' 6" (3.30m x 2.28m)

Bathroom 8' 4" x 8' 7" (2.54m x 2.61m)

WC 5' 5" x 2' 8" (1.65m x 0.81m)









# Floor Plan

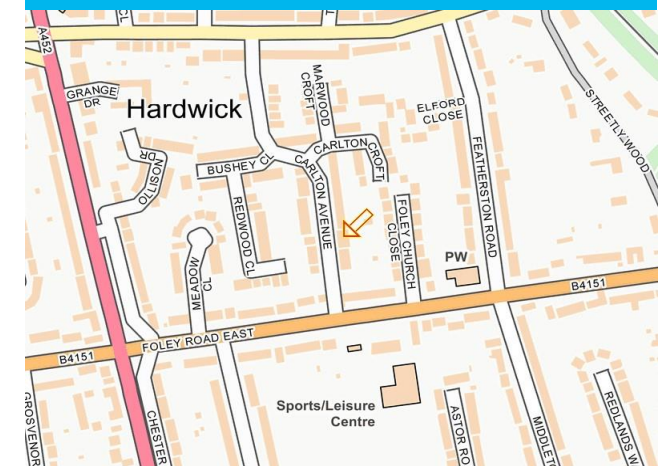
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 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: 5<sup>TH</sup> March 2024