



Cedar Drive, Streetly,  
Sutton Coldfield, B74 3RL

Offers Over £295,000



# Streetly

Offers Over £295,000



Welcome to Cedar Drive, a three bedroom semi-detached house in a popular and highly desirable Streetly location.

Being in close proximity to highly regarded local schooling (catchments should be checked), local amenities and transport links.

Positioned on a sizeable corner position, offering potential to extend (subject to all relevant permissions being obtained).

The accommodation briefly comprises porch, welcoming reception hallway, a bright and airy lounge, dining area with views to the rear garden, fitted kitchen, three bedrooms, and family bathroom.

The bathroom is fitted with a suite comprising low flush wc unit, hand wash basin with fitted storage and bath with shower over.

The property is set back from the road with gardens to fore, rear and side, driveway to fore, side access to rear garden and garage.







## Property Specification

POTENTIAL TO EXTEND  
(subject to all relevant permissions)  
CORNER PLOT  
THREE BEDROOMS  
LOUNGE  
DINING AREA

### Ground Floor Accommodation

Entrance Porch 6' 2" x 2' 9" (1.88m x 0.84m)

Entrance Hall

Lounge 14' 4" (max) x 14' 3" (max) (4.37m x 4.34m)

Dining Room 7' 11" x 8' 10" (2.41m x 2.69m)

Kitchen 7' 10" x 8' 4" (2.39m x 2.54m)

Garage 16' 1" x 7' 8" (4.90m x 2.34m)

### First Floor Accommodation

Bedroom One 11' 7" x 7' 11" (to wardrobe)  
(3.53m x 2.41m)

Bedroom Two 10' 11" x 7' 7" (to wardrobe)  
(3.32m x 2.31m)

Bedroom Three 8' 4" x 8' 3" (2.54m x 2.51m)

Bathroom 8' 2" (max) x 5' 6" (max) (2.49m x 1.68m)

### **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: 6<sup>th</sup> March 2024

### **Viewer's Note:**

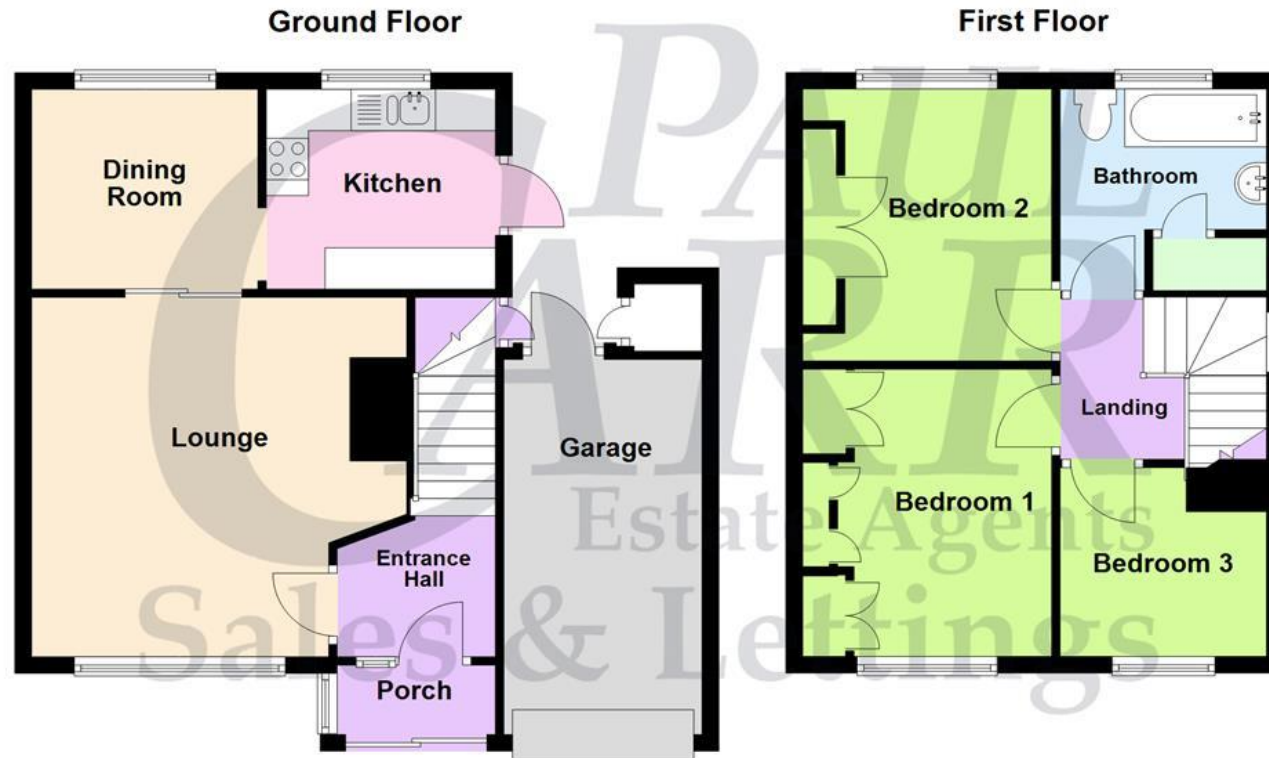
Services connected: Gas/Electric/Water/Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

