



Schoolacre Rise, Streetly,
Sutton Coldfield, B74 3PR

£685,000

Paul Carr Estate Agents are delighted to bring to market this rare opportunity to acquire this immaculately presented and greatly improved four bedroom detached family home.

The property is located in a highly sought after, prime Streetly location and is well served by local amenities and popular schooling (catchments should be checked).

The property is approached via a driveway with lawned fore garden leading to porch and side garage.

Upon entering the property you are greeted by a welcoming reception hallway which, offers a striking and impressive first impression setting the tone for the rest of the property.

Off the hallway is a guest WC and a beautiful and generous lounge with bay window to fore.

An open plan, family orientated kitchen which offers immediate 'WOW' factor and is a key feature of this sublime family home.

Being individually designed and features areas for cooking, dining and relaxing. The kitchen boasts a range of matching contemporary wall, drawer and base level units. From the kitchen there is a discreet versatile room which you can utilise to suit your family's needs.

Further ground floor accommodation boasts a dining area, conservatory with stunning views to the rear garden, and a further reception room which offers excellent additional living space.

On the first floor the spacious accommodation boasts four well proportioned bedrooms, three of which having individually designed en-suites and a further family bathroom.

The rear of the property is met with a beautifully manicured garden to include patio area, which makes a stunning location for entertaining and al fresco dining. Being laid to lawn with enclosed boundaries.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Entrance Hallway

Lounge 15' 9" x 11' 9" (4.80m x 3.58m)

Dining Room 11' 10" x 11' 9" (3.60m x 3.58m)

Conservatory 10' 2" x 8' 6" (3.10m x 2.59m)

Kitchen/Breakfast Room 11' 11" x 24' 4" (3.63m x 7.41m)

Sitting Room/Bedroom 5 18' 8" x 7' 7" (5.69m x 2.31m)

Guest wc

First Floor Accommodation

Bedroom One 12' 9" x 10' 9" (3.88m x 3.27m)

En-Suite Shower Room 9' 0" x 7' 4" (2.74m x 2.23m)

Bedroom Two 15' 5" x 9' 6" (4.70m x 2.89m)

En-Suite Shower Room 6' 0" x 4' 5" (1.83m x 1.35m)

Bedroom 3 15' 5" x 10' 8" (4.70m x 3.25m)

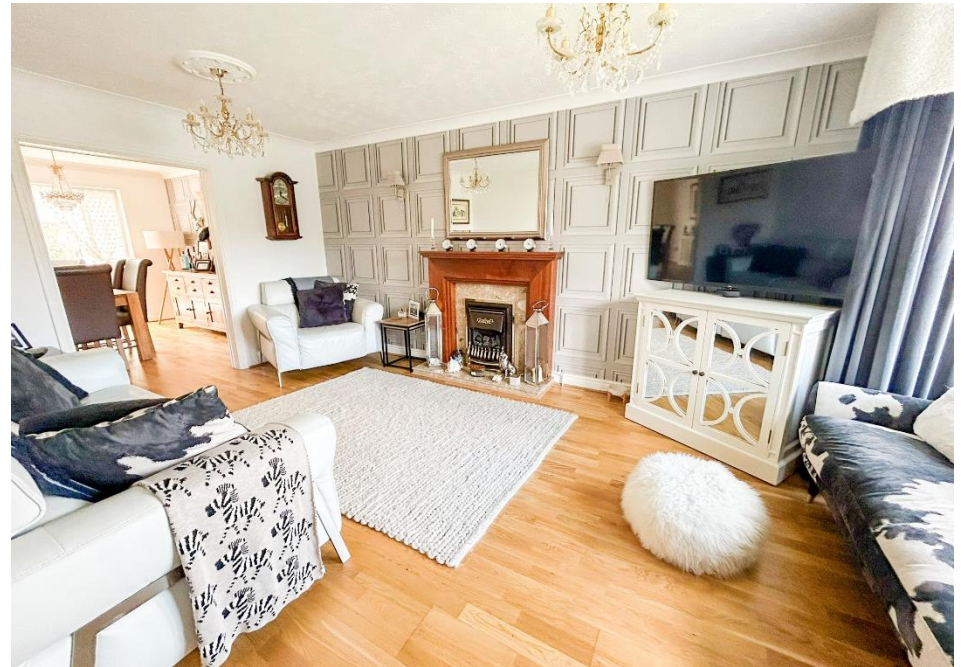
En-Suite 7' 11" x 5' 2" (2.41m x 1.57m)

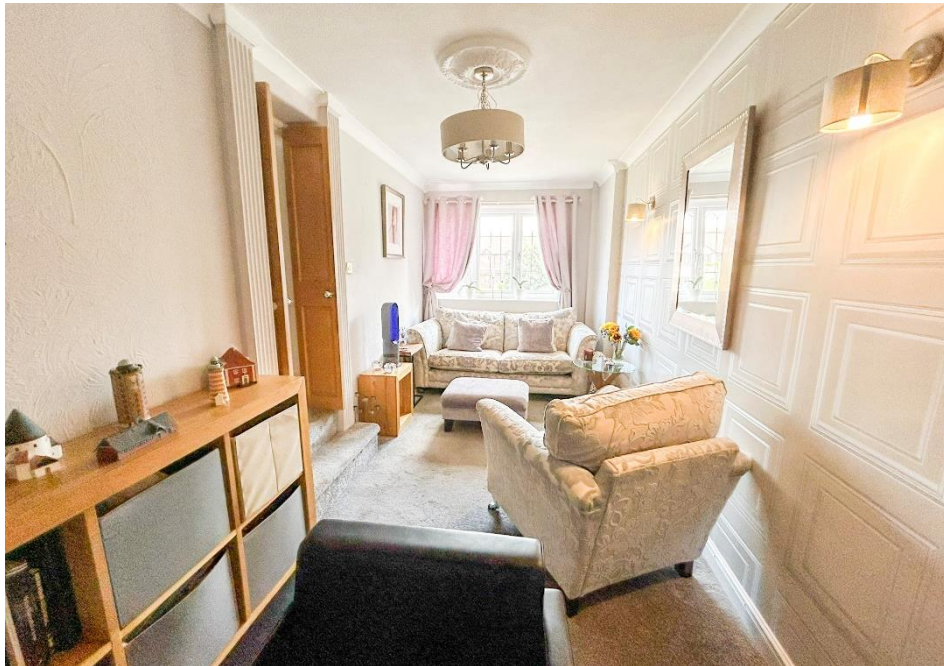
Bedroom 4 12' 10" x 8' 0" (3.91m x 2.44m)

Family Bathroom 9' 0" x 7' 0" (2.74m x 2.13m)

Garage 10' 5" x 7' 11" (3.17m x 2.41m)













Floor Plan

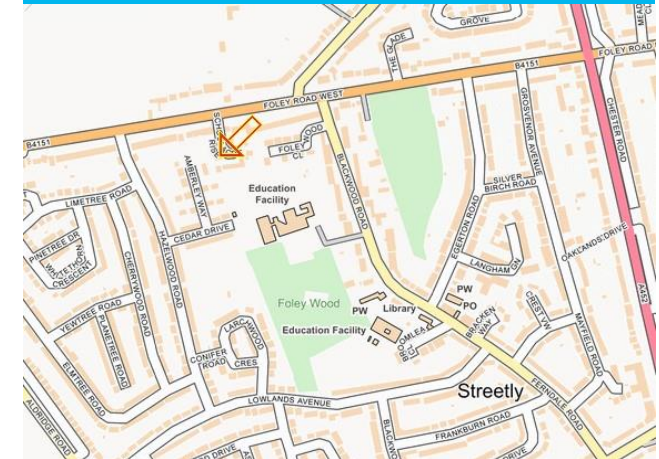
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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: 19th March 2024