



Fordwater Road, Streetly,  
Sutton Coldfield, B74 2BG

**£350,000**

Welcome to Fordwater Road, a well presented and extended four bedroom semi detached family home.

The property is approached via a block paved driveway, providing off road parking for multiple vehicles and access to the garage.

Located within close proximity of reputable local schools and excellent transport links nearby.

The ground floor comprises a porch, entrance hall, extended lounge/dining room to the rear, kitchen/breakfast room to the front and a WC.

Four well proportioned bedrooms, a bathroom and separate WC complete the first floor.

To the rear of the property is an enclosed garden, with decking area and laid to lawn.

Early viewing is highly recommended to avoid genuine disappointment.

Tenure: We can confirm the property is Freehold.

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

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**

Entrance Porch 10' 6" x 4' 11" (3.20m x 1.50m)

Entrance Hall

Lounge/Dining Room 19' 1" x 20' 8"  
(5.81m x 6.29m)

Kitchen 11' 10" x 7' 11"  
(3.60m x 2.41m)

WC 6' 0" x 4' 8"  
(1.83m x 1.42m)

Garage

### **First Floor Accommodation**

First Floor Landing 12' 2" x 6' 10"  
(3.71m x 2.08m)

Bedroom One 11' 10" x 9' 11"  
(3.60m x 3.02m)

Bedroom Two 12' 3" x 8' 1"  
(3.73m x 2.46m)

Bedroom Three 9' 11" x 7' 1" (to wardrobe)  
(3.02m x 2.16m)

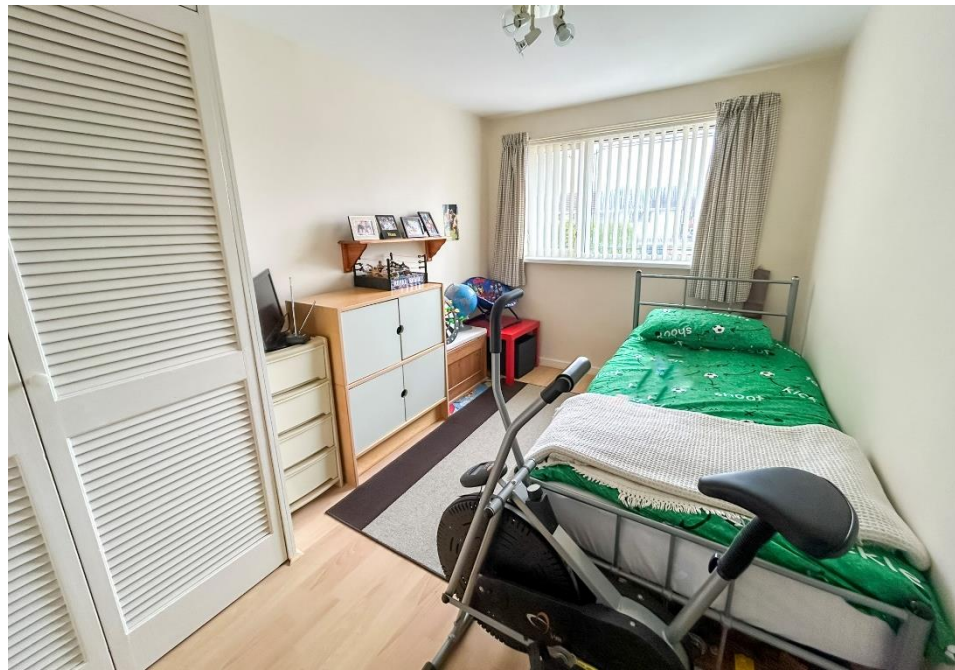
Bedroom Four 8' 6" x 8' 4"  
(2.59m x 2.54m)

Bathroom 8' 8" x 5' 0"  
(2.64m x 1.52m)

WC 4' 11" x 2' 11"  
(1.50m x 0.89m)









# Floor Plan

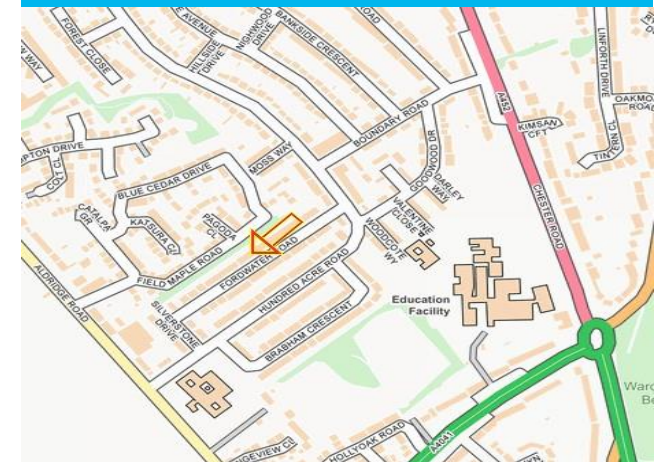
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 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: 26th March 2024