



Valley Road, Streetly,
Sutton Coldfield, B74 2JE

£300,000

Welcome to Valley Road, a two bedroom semi detached bungalow for sale with no upwards chain!

The property is located in a highly regarded area with Streetly and within close proximity of local amenities, transport links and reputable schools (catchment areas should be checked).

In brief the property comprises an entrance porch leading to the entrance hall, with doors off to the spacious lounge, two bedrooms, kitchen and bathroom.

To the front of the property is a well kept front garden, with a driveway providing off road parking and access to the garage, access to rear garden and a front lawn.

To the rear of the property is a private enclosed garden with patio area, laid to lawn, mature trees, shrubs and flower borders.

Internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

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



Accommodation

Entrance Porch 2' 7" x 13' 11"
(0.79m x 4.24m)

Entrance Hall

Lounge 15' 0" x 11' 5"
(4.57m x 3.48m)

Kitchen 11' 11" x 9' 0"
(3.63m x 2.74m)

Bedroom One 11' 11" x 10' 5"
(3.63m x 3.17m)

Bedroom Two 11' 11" x 7' 10"
(3.63m x 2.39m)

Bathroom 8' 7" (max) x 5' 9"
(2.61m x 1.75m)





Floor Plan

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

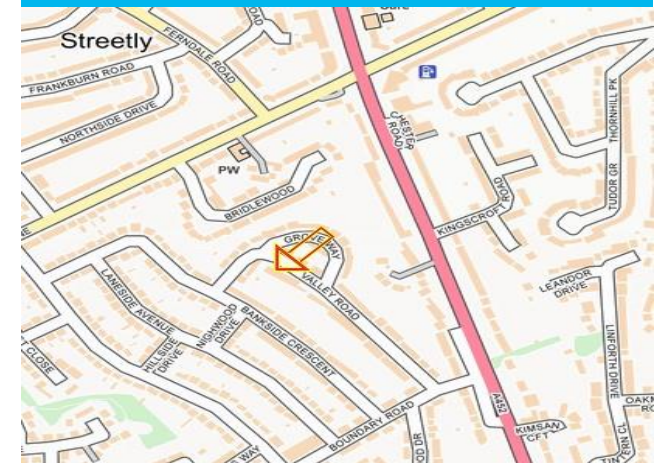
Ground Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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: 5th April 2024