



Nicholas Road, Streetly,  
Sutton Coldfield, B74 3QR

**£359,950**



Welcome to Nicholas Road, a well presented and greatly extended three bedroom semi detached house located in a desirable location within Streetly.

The property has been extended to the rear, creating a spacious kitchen/breakfast room, and a separate sitting room where the kitchen was originally.

Further benefits to the ground floor include a through lounge/diner and a converted garage, which has previously been used as a bedroom.

The first floor consists of three well proportioned bedrooms and a bathroom.

Externally to the front is a block paved driveway providing off road parking, and to the rear is an enclosed garden with patio area, laid to lawn and mature trees, shrubs and flower borders.

The house also benefits by being sold with no upwards chain!

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](mailto:Streetly@paulcarrestateagents.co.uk)







### **Ground Floor Accommodation**

Entrance Porch 7' 4" x 3' 3"  
(2.23m x 0.99m)

Lounge/Dining Room 24' 0" (max) x 10' 4" (max)  
(7.31m x 3.15m)

Sitting Room 10' 11" x 9' 11"  
(3.32m x 3.02m)

Kitchen/Breakfast Room 10' 11" x 18' 6"  
(3.32m x 5.63m)

### **First Floor Accommodation**

First Floor Landing 11' 2" x 8' 4" (to wardrobe)  
(3.40m x 2.54m)

Bedroom One 11' 2" x 8' 4" (to wardrobe)  
(3.40m x 2.54m)

Bedroom Two 9' 7" x 10' 4" (max)  
(2.92m x 3.15m)

Bedroom Three 12' 7" x 8' 3"  
(3.83m x 2.51m)

Bedroom Four 16' 3" x 7' 7"  
(4.95m x 2.31m)

Bathroom 7' 10" x 8' 2"  
(2.39m x 2.49m)





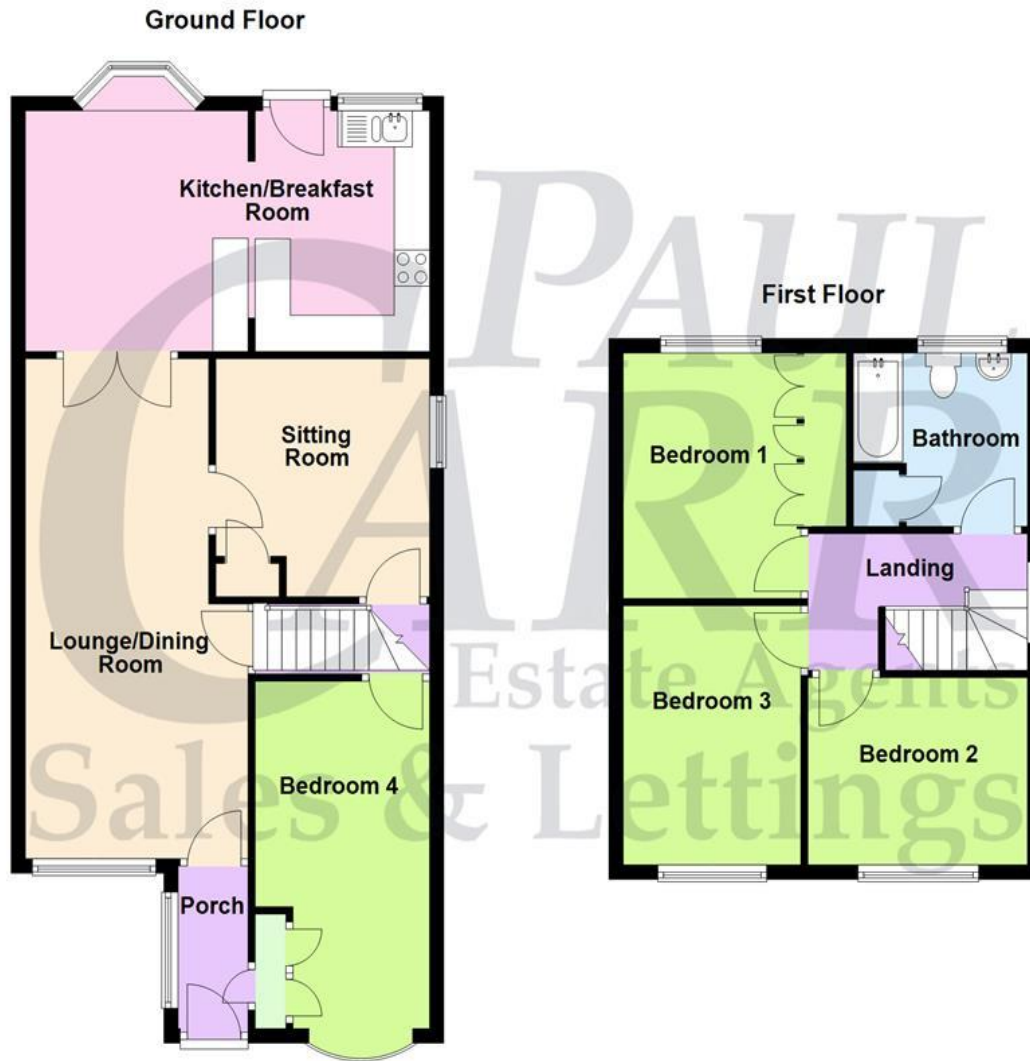






# Floor Plan

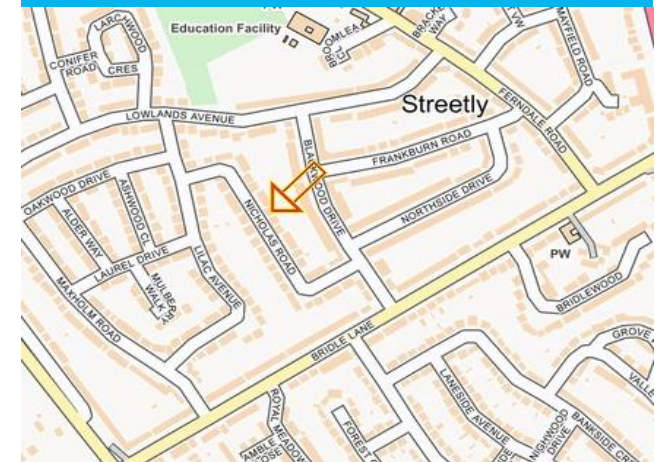
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | 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: 10th April 2024