



Planetree Road, Streetly,
Sutton Coldfield, B74 3SP

Offers Over £300,000

Welcome to Planetree Road, a much sought after cul-de-sac location situated in a popular part of Streetly with easy access to highly regarded local schooling (catchments should be checked), transport links and amenities.

Being set back from the road behind a multi-vehicle driveway leading to garage and porch.

Upon entering the property you are greeted by a welcoming reception hallway, off the hallway is a spacious dual aspect through lounge/diner with window to fore and window looking out to rear garden.

The kitchen has been fitted to comprise a range of matching wall, drawer and base level units with contrasting work surface over, incorporating a sink unit with drainer and mixer taps over, space for a free standing range with extractor fan over and space for white goods.

The first floor accommodation boasts a spacious landing, three well proportioned bedrooms, and family bathroom with separate wc.

The bathroom is fitted with a white suite comprising corner shower cubicle, corner bath and pedestal hand wash basin with heated towel rail and complimentary tiling to walls.

To the rear of the property you are met by a family friendly rear garden which has a paved patio area and is laid mainly to lawn.

Viewing is considered essential to appreciate the size of accommodation on offer.

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



Ground Floor Accommodation

Entrance Porch

Entrance Hall 14' 2" x 3' 7"
(4.31m x 1.09m)

Lounge/Dining Room 21' 3" x 10' 5"
(6.47m x 3.17m)

Kitchen 6' 7" x 11' 10"
(2.01m x 3.60m)

Garage 16' 4" x 7' 10"
(4.97m x 2.39m)

First Floor Accommodation

Bedroom One 11' 6" x 9' 10"
(3.50m x 2.99m)

Bedroom Two 10' 11" x 10' 4"
(3.32m x 3.15m)

Bedroom Three 7' 11" x 12' 0"
(2.41m x 3.65m)

Bathroom 8' 0" x 6' 5"
(2.44m x 1.95m)

WC 5' 6" x 2' 5"
(1.68m x 0.74m)

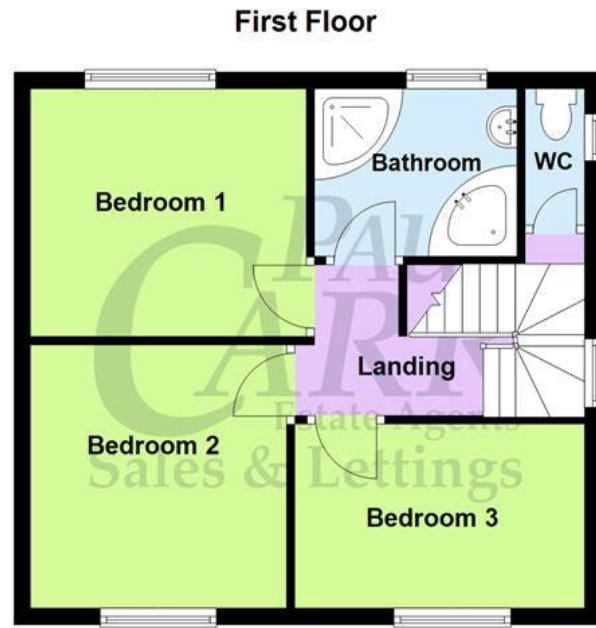
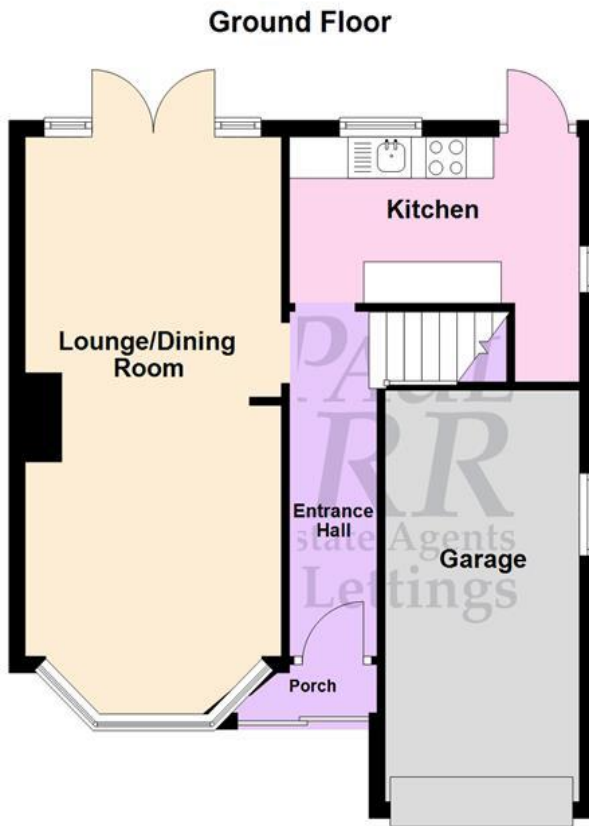






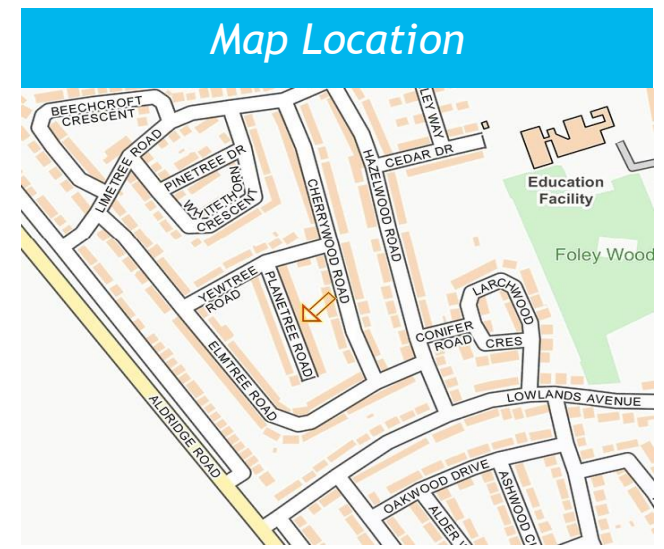
Floor Plan

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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







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: 22nd April 2024