



Laneside Avenue, Streetly,
Sutton Coldfield, B74 2BU

£310,000

Welcome to Laneside Avenue, a well presented three bedroom semi detached house situated in a popular residential area within Streetly.

Located within close proximity of convenience stores including a Select and Save, hair salon and barbers, daycare nursery, takeaway restaurants and Streetly Brewhouse.

Further benefits include good transport links and reputable local schools nearby (catchment areas should be checked).

Internally the property has an entrance porch, leading to the spacious and welcoming entrance hall, through lounge/dining area, kitchen, first floor landing, three bedrooms and a shower room.

To the front of the property is a driveway providing off road parking, with shared access to the garage located at the rear.

The rear garden is private and enclosed, having patio area, laid to lawn and mature shrubbery borders.

Internal viewing is recommended and by appointment only through Paul Carr Streetly.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains gas, electric water and drainage. Leased solar panels with A Shade Greener.

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 8' 5" x 2' 9"
(2.56m x 0.84m)

Entrance Hall 12' 1" x 8' 2" (max)
(3.68m x 2.49m)

Lounge 12' 1" x 10' 10"
(3.68m x 3.30m)

Dining Area 9' 11" x 9' 4"
(3.02m x 2.84m)

Kitchen 9' 11" x 9' 8"
(3.02m x 2.94m)

Garage 16' 1" x 7' 11"
(4.90m x 2.41m)



First Floor Accommodation

Bedroom One 12' 1" (max) x 11' 0"
(3.68m x 3.35m)

Bedroom Two 11' 2" x 10' 4"
(3.40m x 3.15m)

Bedroom Three 8' 9" x 7' 5" (max)
(2.66m x 2.26m)

Shower Room 7' 10" x 5' 6"
(2.39m x 1.68m)

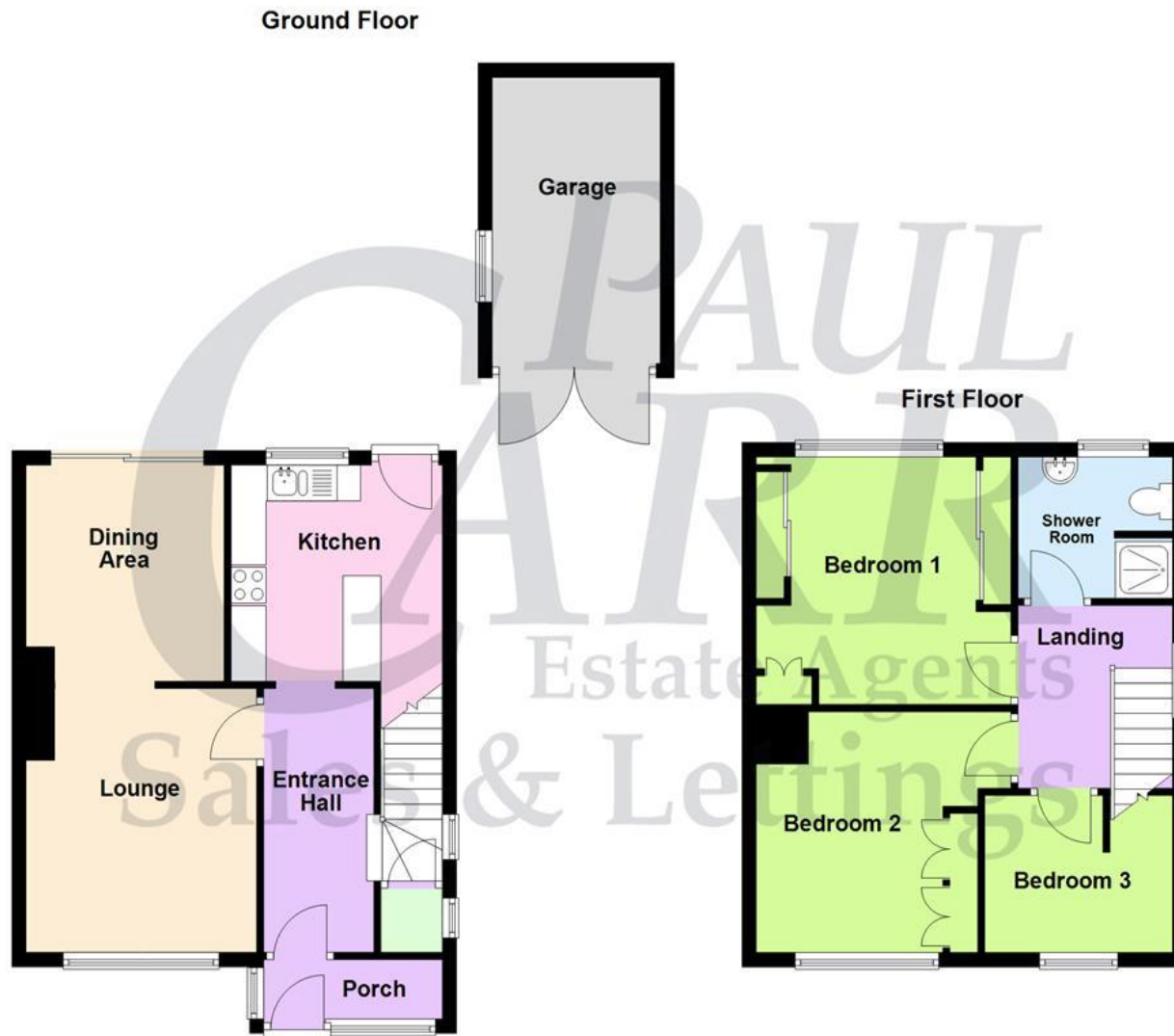






Floor Plan

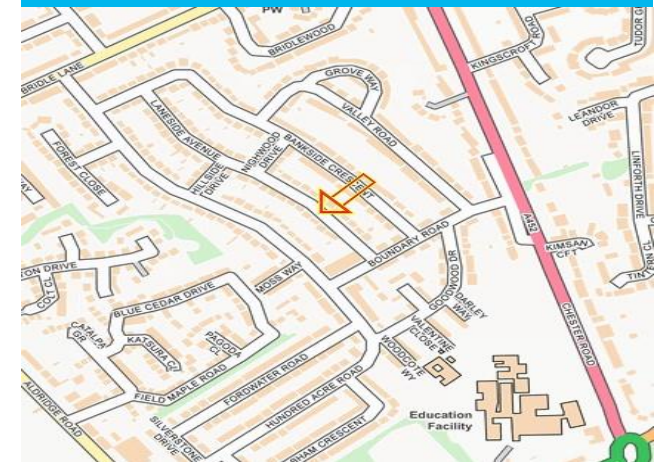
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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 April 2024