



Leandor Drive, Streetly,
Sutton Coldfield, B74 2EW

Offers in Excess of £550,000

Welcome to Leandor Drive, an extended four bedroom detached family home situated in a highly regarded and sought after location within Streetly.

Sutton Park's 2400 acre national nature reserve is a short distance away and local transport links and reputable schools are all nearby.

The property has a great deal of 'kerb appeal' with a block paved driveway providing off road parking for multiple vehicles, as well as a garage and side access to the rear garden.

Internally the property has an entrance porch, leading to the welcoming entrance hallway, with doors off to the L shape lounge/dining room, ground floor WC and the extended kitchen/breakfast room which has access to the utility room.

The first floor comprises a landing, four bedrooms with the master having an en-suite shower room, built in/fitted wardrobes in three of the bedrooms and a modern fitted bathroom.

To the rear of the property is a private landscaped garden, with patio/seating areas, laid to lawn, flower and shrubbery borders and side access leading to the utility room, garage and gate to the front driveway.

Internal viewing is highly recommended to fully appreciate this wonderful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Metropolitan Borough Council.

Services Connected: Gas/electric/water/drainage/full fibre broadband.

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' 4" x 8' 1" (2.54m x 2.46m)

Entrance Hall 12' 6" x 9' 1" (3.81m x 2.77m)

Lounge/Dining Room 21' 8" (max) x 19' 2" (max) (6.60m x 5.84m)

Kitchen 10' 11" x 8' 10" (3.32m x 2.69m)

Breakfast Area 8' 8" x 8' 10" (2.64m x 2.69m)

Utility 7' 10" x 7' 8" (2.39m x 2.34m)

WC 4' 5" x 7' 1" (1.35m x 2.16m)

Garage 17' 6" x 9' 7" (5.33m x 2.92m)



First Floor Accommodation

Bedroom One 12' 9" x 9' 3" (3.88m x 2.82m)

En-suite 7' 9" x 5' 8" (2.36m x 1.73m)

Bedroom Two 10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom Three 8' 8" x 8' 11" (2.64m x 2.72m)

Bedroom Four 8' 9" (max) x 9' 2" (max) (2.66m x 2.79m)

Bathroom 5' 6" x 7' 2" (1.68m x 2.18m)





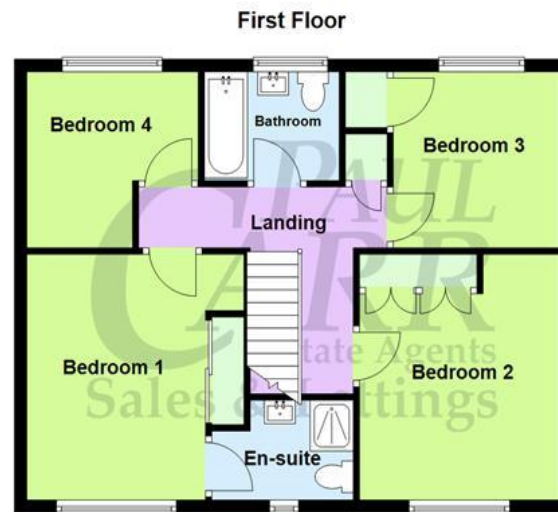
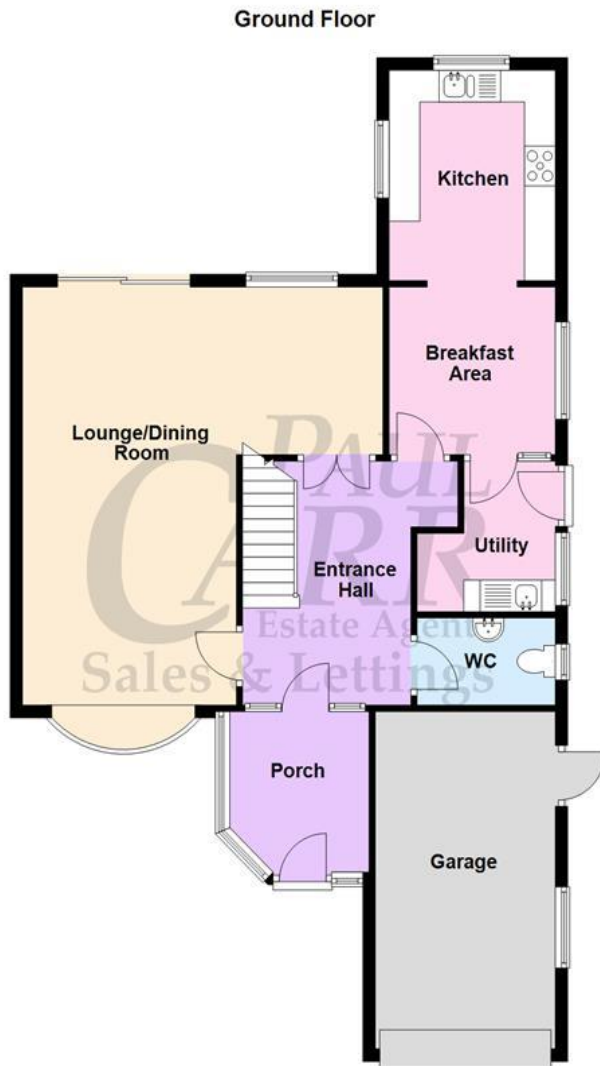






Floor Plan

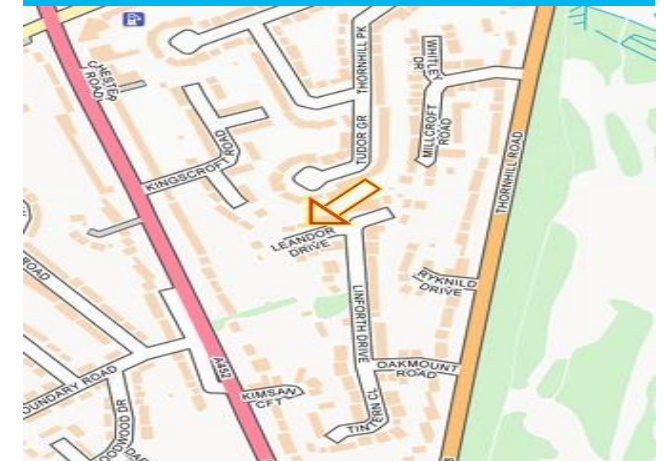
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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: 26th April 2024