



Foley Road West, Streetly,  
Sutton Coldfield, B74 3PA

**£375,000**

This impressive, extended three-bedroom family home is set back from the road, behind a multi car driveway and fore garden, leading to side garage and entrance porch.

Appropriately modernised throughout, the accommodation offers desirable living accommodation for a family, such as a formal dining area, a superb and generous extended lounge area with doors opening out to the rear garden, extended kitchen, and downstairs guest W.C.

On the first floor the accommodation comprises, landing, bedroom one with fitted wardrobes and outlook to fore, bedroom two with fitted wardrobes and views looking out to the rear garden, third bedroom and modernised family bathroom.

The property is set back from the road, with a multi-vehicle driveway to fore and side garage, to the rear of the property, is a well presented and maintained garden.

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

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, water and 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

Hallway

Dining Area 12' 8" x 11' 8"  
(3.86m x 3.55m)

Lounge Area 12' 6" x 11' 2"  
(3.81m x 3.40m)

Extended Fitted Kitchen 14' 8" x 10' 7"  
(4.47m x 3.22m)

W.C.

Side Garage

Side Passageway

### **First Floor Accommodation**

Landing

Bedroom One 13' 2" x 8' 4"  
(4.01m x 2.54m)

Bedroom Two 10' 5" x 11' 7"  
(3.17m x 3.53m)

Bedroom Three 7' 10" x 7' 9"  
(2.39m x 2.36m)

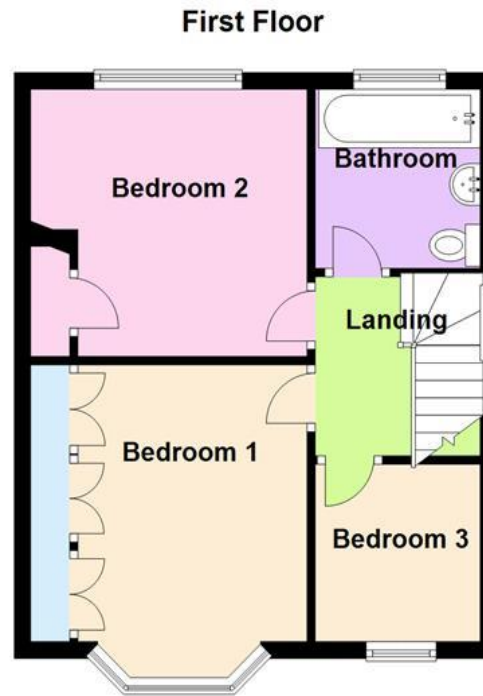
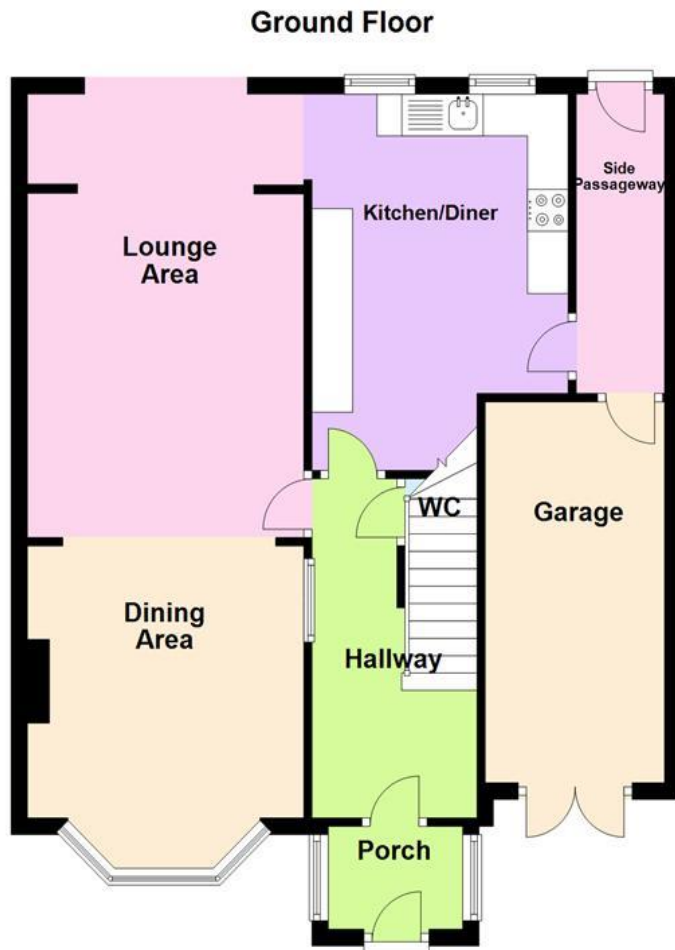
Family Bathroom





# Floor Plan

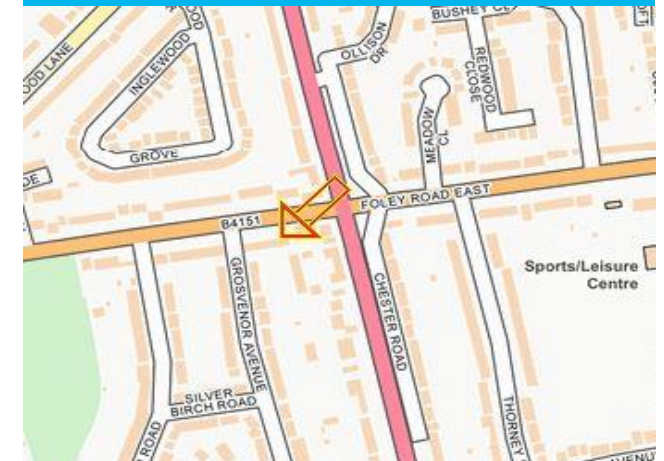
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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: