



Chestnut Close, Streetly,
Sutton Coldfield, B74 3EF

£560,000

This stunning four bedroom detached family home sits perfectly on the quiet Chestnut Close, located off the ever sought after Hardwick Road in Streetly.

Approached via a paved driveway with welcoming front lawn, the accommodation briefly comprises of an entrance hallway with downstairs W.C, leading into a spacious bright lounge with box bay window, and separate dining/sitting area looking out to the rear garden.

There is a stunning open plan kitchen/diner, with modern fitted appliances, large lantern window, stunning views of the garden and integral garage access.

Upstairs is a deceptively spacious landing flowing on to four good size bedrooms, the master benefiting from a private en-suite shower room, and a main family bathroom.

Outside is a well maintained beautiful south facing garden, with social patio area, landscaped shrubbery and a charming path winding through the immaculate lawn.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Entrance Hall

Lounge 16' 8" x 12' 0"
(5.08m x 3.65m)

Dining/Sitting Room 9' 11" x 9' 9"
(3.02m x 2.97m)

Kitchen/Diner 17' 3" x 14' 6"
(5.25m x 4.42m)

Downstairs WC 5' 2" x 3' 4"
(1.57m x 1.02m)

Garage 18' 2" x 8' 4"
(5.53m x 2.54m)

First Floor Accommodation

Bedroom One 12' 2" x 10' 3"
(3.71m x 3.12m)

En-suite 5' 5" x 5' 0"
(1.65m x 1.52m)

Bedroom Two 10' 4" x 9' 4"
(3.15m x 2.84m)

Bedroom Three 7' 5" x 7' 3"
(2.26m x 2.21m)

Bedroom Four 7' 4" x 6' 5"
(2.23m x 1.95m)

Family Bathroom 6' 9" x 5' 6"
(2.06m x 1.68m)



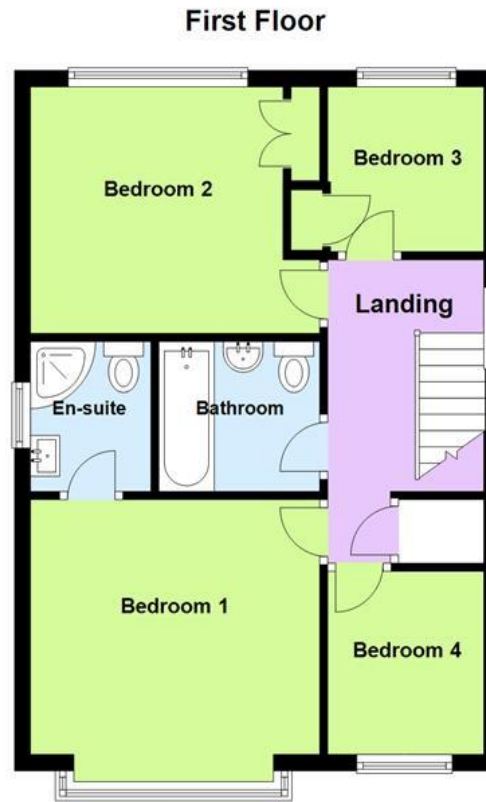
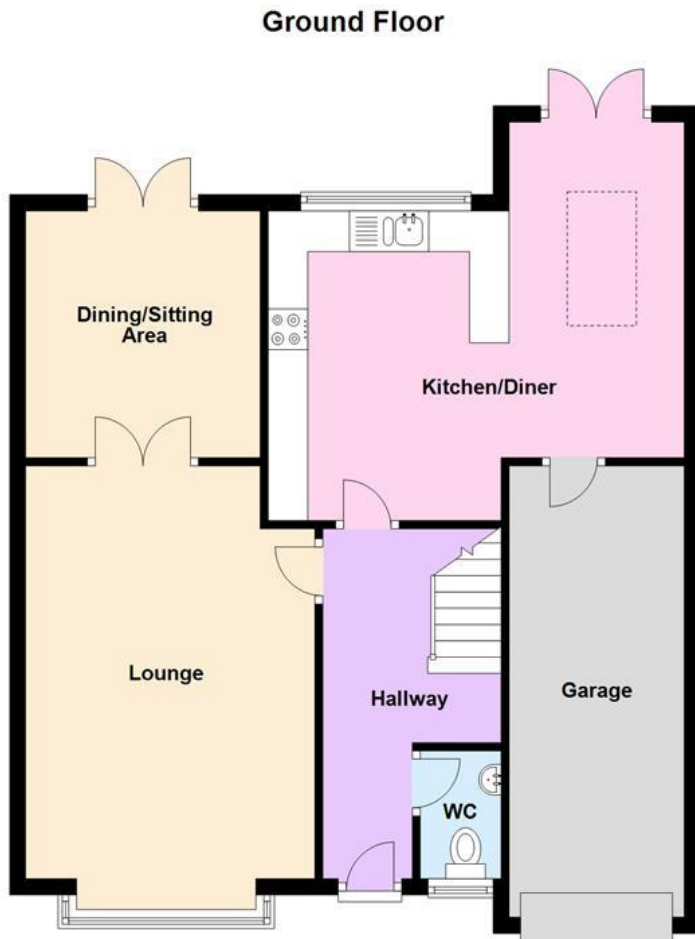






Floor Plan

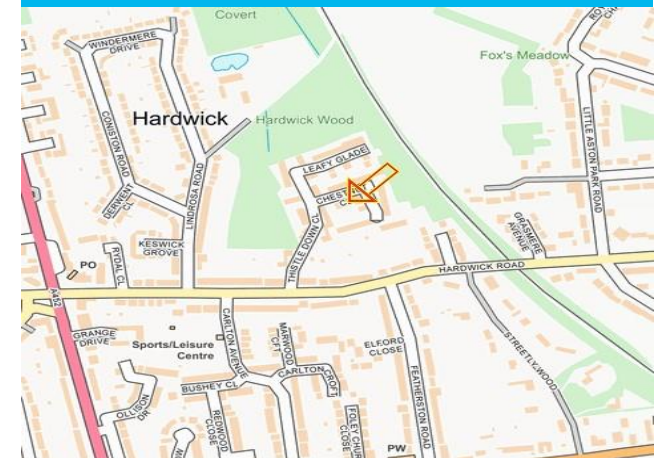
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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: 12th April 2024