



Kingscroft Road, Streetly,
Sutton Coldfield, B74 2HF

£360,000

Streetly

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Welcome to Kingscroft Road, a highly desirable and well sought after cul-de-sac location in Streetly.

Being well serviced by popular local schooling (catchments should be checked), local amenities and transport links.

The property is positioned behind a multi-vehicle driveway leading to side garage and front door leading into the hallway.

The spacious ground floor accommodation comprises, guest wc, lounge, dining room, conservatory and kitchen.

The first floor accommodation comprises four well proportioned bedrooms and family bathroom.

Outside to the rear is a well screened rear garden.





Property Specification

NO CHAIN
FOUR WELL PROPORTIONED BEDROOMS
OFF ROAD PARKING & GARAGE
LOUNGE
KITCHEN

Entrance Hallway 7' 1" x 7' 1" (2.16m x 2.16m)

Guest W.C.

Lounge 21' 10" x 12' 9" (6.65m x 3.88m)

Dining Room 11' 2" x 7' 9" (3.40m x 2.36m)

Conservatory 11' 10" x 11' 2" (3.60m x 3.40m)

Fitted Kitchen 18' 9" x 8' 7" (5.71m x 2.61m)

Garage 34' 6" x 8' 6" (10.51m x 2.59m)

First Floor Landing

Bedroom One 14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom Two 14' 5" x 9' 9" (4.39m x 2.97m)

Bedroom Three 10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom Four 10' 0" x 8' 10" (3.05m x 2.69m)

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: 25th January 2024

Viewer's Note:

Services connected: gas, electric, water and drainage

Council tax band: E

Tenure: TBC

Floor Plan

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



Energy Efficiency 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

