



Crest View, Streetly,  
Sutton Coldfield, B74 3QA

£400,000

Welcome to Crest View, a three bedroom semi detached house situated on a cul-de-sac location within Streetly.

The property has many positive features, including an extended open plan kitchen/dining/family room which benefits by having bi fold doors to the rear garden, underfloor heating and Velux windows.

Further benefits to the ground floor include a welcoming entrance hall, spacious lounge, utility room, WC and a storage garage.

The first floor comprises of three double bedrooms, a study/box room and a modern fitted shower room.

To the front of the property is a paved driveway providing off road parking and to the rear is an enclosed garden, mainly lawned with shrubbery and fenced borders.

Reputable local schools, shops and convenient transport links are all nearby.

Internal viewing is highly recommended on this wonderful family home.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/Electric/Water/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

Entrance Hall 12' 0" x 5' 8"  
(3.65m x 1.73m)

Lounge 14' 10" (into bay) x 10' 9"  
(4.52m x 3.27m)

Open Plan Kitchen/Family Room 21' 7" (max) x 22' 10" (max)  
(6.57m x 6.95m)

Utility 4' 8" x 7' 3"  
(1.42m x 2.21m)

WC 5' 7" x 3' 0"  
(1.70m x 0.91m)

### **First Floor Accommodation**

Bedroom One 15' 4" (into bay) x 9' 2" (to wardrobe)  
(4.67m x 2.79m)

Bedroom Two 11' 8" x 10' 11" (max)  
(3.55m x 3.32m)

Bedroom Three 8' 7" x 13' 8"  
(2.61m x 4.16m)

Study/Box Room 7' 10" x 5' 9"  
(2.39m x 1.75m)

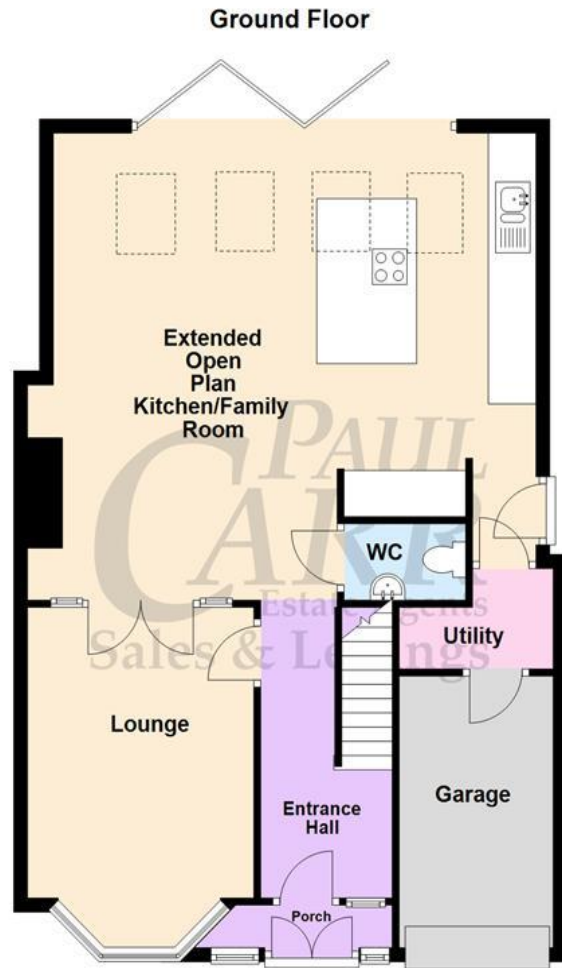
Shower Room 5' 7" x 8' 6"  
(1.70m x 2.59m)





# 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	74 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: 8<sup>th</sup> May 2024