



Egerton Road, Streetly,  
Sutton Coldfield, B74 3PQ

Offers in Excess of £475,000

Welcome to Egerton Road, a beautifully presented and greatly improved four bedroom traditional semi detached family home which has been thoughtfully extended to offer generous living space for a growing family.

Positioned on a highly desirable and much sought after Streetly location, benefitting from having local reputable schools close by (school catchment areas should be checked), along with local amenities and transport links, as well as having Royal Sutton Park within easy reach.

Set back behind a multi-vehicle driveway, this charming family home boasts a welcoming reception hallway, a formal dining room with walk-in bay window, extended rear lounge with French doors opening out to rear garden, a wonderful fitted breakfast kitchen offering a range of matching wall, drawer and base level units, with contrasting work surface over, stainless steel sink unit with drainer and mixer taps over, and integrated oven, hob and extractor fan.

Off the kitchen is a useful pantry style cupboard and door leading to inner lobby. The inner lobby has doors to ground floor guest wc, door giving access to garage and door leading to rear garden.

The first floor accommodation offers four bedrooms, one with en-suite shower room and re-fitted family bathroom. The family bathroom has recently been re-fitted to a high standard to consist a low flush wc unit, pedestal hand wash basin, bath and corner shower cubicle. Having wonderful complementary tiling to walls and floor.

Outside the property is a beautiful rear garden with patio area, laid to lawn with mature plants and shrubs, summer house and enclosed boundaries.

There is a garage to fore with space and plumbing for an automatic washing machine.

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**

Porch

Reception Hallway

Dining Room 15' 0" max x 11' 4" max  
(4.57m x 3.45m)

Lounge 15' 11" max x 11' 5" max  
(4.85m x 3.48m)

Breakfast Kitchen 12' 2" max x 13' 11" max  
(3.71m x 4.24m)

Guest wc

### **First Floor Accommodation**

Bedroom One 15' 1" max x 11' 6" max  
(4.59m x 3.50m)

Bedroom Two 11' 11" max x 11' 3" max  
(3.63m x 3.43m)

Bedroom Three 11' 10" x 9' 11"  
(3.60m x 3.02m)

En-Suite Shower Room 3' 1" x 6' 4"  
(0.94m x 1.93m)

Bedroom Four 8' 2" x 6' 10"  
(2.49m x 2.08m)

Family Bathroom 8' 1" x 6' 3"  
(2.46m x 1.90m)

Garage 16' 5" x 10' 1"  
(5.00m x 3.07m)









# Floor Plan

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



## Energy Performance Rating

**NEW INSTRUCTION  
AWAITING  
ENERGY  
PERFORMANCE  
CERTIFICATE**

## 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: 9<sup>th</sup> May 2024