



Mayland Drive, Streetly,  
Sutton Coldfield, B74 2DG

**£350,000**



Welcome to Mayland Drive, a three bedroom semi detached family home, situated within close proximity of reputable local schools and Sutton Park's 2400 national nature reserve.

Positioned towards the end of a quiet cul-de-sac, the property boasts a large block paved driveway providing off road parking for multiple vehicles and a private outlook.

Internally, the house comprises an entrance porch, entrance hall, through lounge/dining room, extended kitchen/breakfast room, conservatory, first floor landing, three bedrooms and a family bathroom.

The rear garden has a paved patio area, lawn, rear access and fenced borders. The property has further potential to extend (subject to relevant planning permissions). Internal viewing is highly recommended to appreciate the position, size and layout of this fantastic family home.

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

Entrance Hall 16' 2" x 5' 4"  
(4.92m x 1.62m)

Lounge/Dining Room 27' 8" (max) x 10' 10" (max)  
(8.43m x 3.30m)

Kitchen/Breakfast Room 10' 9" (max) x 14' 0" (max)  
(3.27m x 4.26m)

Conservatory 11' 2" x 9' 3"  
(3.40m x 2.82m)

Garage 15' 6" x 8' 0"  
(4.72m x 2.44m)



### **First Floor Accommodation**

Bedroom One 12' 4" x 10' 10"  
(3.76m x 3.30m)

Bedroom Two 12' 2" x 10' 2"  
(3.71m x 3.10m)

Bedroom Three 6' 8" x 5' 3"  
(2.03m x 1.60m)

Bathroom 8' 3" x 5' 11"  
(2.51m x 1.80m)





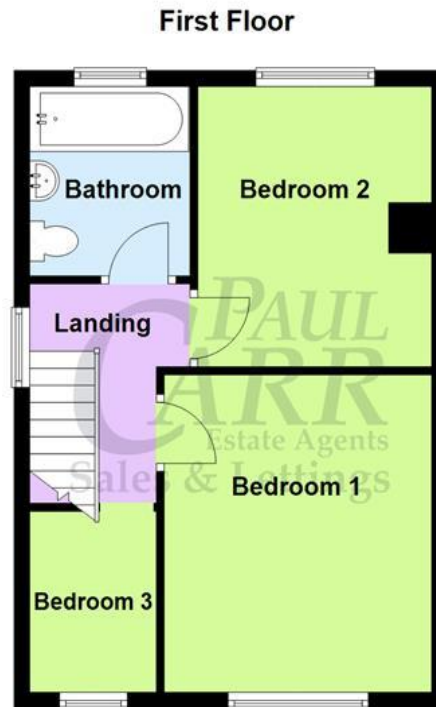






# Floor Plan

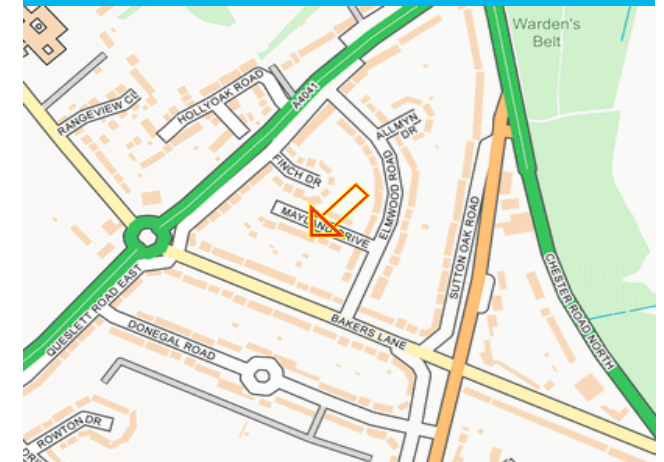
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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: 22<sup>nd</sup> May 2024