



Laneside Avenue, Streetly
Sutton Coldfield, B74 2BU

Offers Over £300,000

Welcome to Laneside Avenue, a three bedroom extended semi detached family home, located in a popular residential area within Streetly and within close proximity of local shops/amenities, and reputable schools nearby.

Internally, the property comprises a porch leading to a spacious and welcoming entrance hall, front lounge with bay window, dining room, kitchen, extended sitting room with ground floor WC, first floor landing, three bedrooms and a shower room.

To the front of the property is a driveway providing off road parking, and a shared driveway leading to the garage at the rear, which also has a useful workshop area attached.

The private enclosed rear garden has a patio area, lawn, mature shrubbery, and fenced borders.

The house has great potential for updating throughout and is being sold with no onwards chain.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

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



Ground Floor

Entrance Porch 3' 0" x 8' 11" (0.91m x 2.72m)

Entrance Hall 12' 2" x 8' 3" (max) (3.71m x 2.51m)

Lounge 15' 11" (into bay) x 11' 0" (max) (4.85m x 3.35m)

Kitchen 9' 10" x 9' 9" (2.99m x 2.97m)

Dining Room 9' 11" x 9' 4" (3.02m x 2.84m)

Extended Sitting Room 7' 10" x 12' 6" (2.39m x 3.81m)

WC 4' 3" (max) x 3' 2" (max) (1.29m x 0.96m)

First Floor Landing

Bedroom One 11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom Two 11' 1" x 11' 10" (max) (3.38m x 3.60m)

Bedroom Three 7' 5" x 9' 1" (2.26m x 2.77m)

Shower Room 5' 6" x 7' 5" (1.68m x 2.26m)

Outside

Garage 17' 10" x 8' 10" (5.43m x 2.69m)

Workshop 7' 2" x 8' 10" (2.18m x 2.69m)





Floor Plan

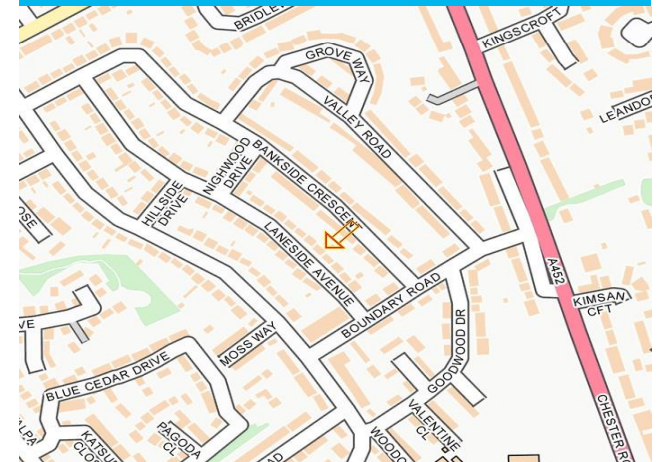
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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: 25th May 2024