



Amble Close, Streetly,
Sutton Coldfield, B74 2FP

£450,000

FOUR BEDROOM DETACHED FAMILY HOME ON QUIET ESTATE

Amble Close is a pleasantly located quiet estate situated within walking distance from highly rated local schools, local shops, transport links, and Royal Sutton Park.

Approached via a driveway with neat front lawn, the accommodation briefly comprises of an entrance porch and hallway, leading straight into a cosy lounge with bright bay window.

The living room flows nicely into a dining area with an open extended kitchen/diner, with fitted appliances, central island, and charming lantern window, providing ample entertainment and storage space.

There is a private study room to the rear, with downstairs W.C, and integral access to the single garage.

Upstairs is a landing with main family bathroom, and access to four great size bedrooms. The master bedroom further benefits from fitted wardrobes, and a private en-suite shower room. The second bedroom too boasts fitted wardrobes.

Outside to the rear is a private garden with social patio space, lawn, and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

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

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 Accommodation

Porch

Hall

Lounge 14' 7" x 11' 7" (4.45m x 3.53m)

Dining Area 14' 8" x 11' 9" (4.46m x 3.58m)

Extended Kitchen Area 13' 8" x 12' 0" (4.17m x 3.65m)

Study 12' 0" x 7' 5" (3.66m x 2.26m)

W.C.

First Floor Accommodation

Bedroom One 15' 9" x 11' 8" (4.81m x 3.55m)

En-suite 4' 10" x 4' 1" (1.48m x 1.25m)

Bedroom Two 9' 9" x 8' 8" (2.96m x 2.65m)

Bedroom Three 11' 10" x 7' 8" (3.61m x 2.34m)

Bedroom Four 8' 8" x 7' 10" (2.65m x 2.39m)

Bathroom 6' 10" x 5' 6" (2.09m x 1.67m)

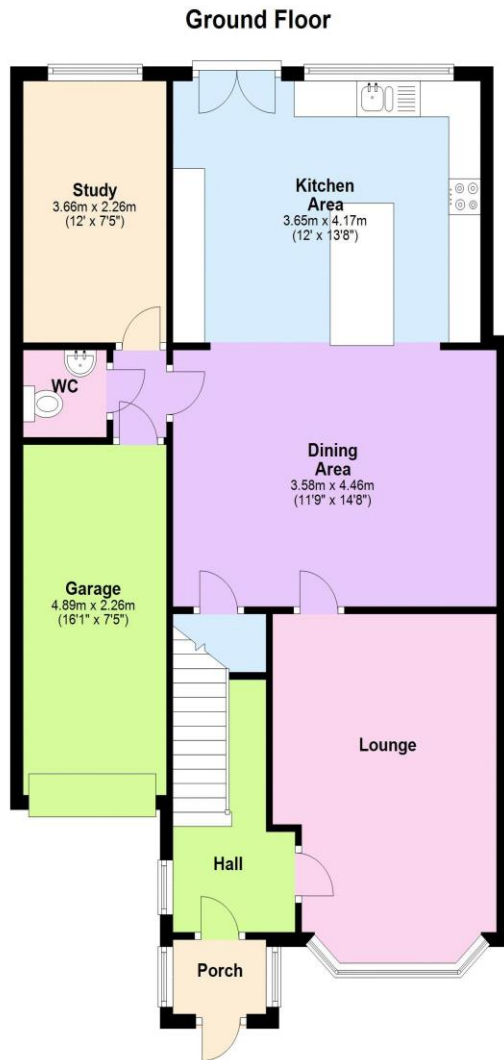
Integral Garage 16' 1" x 8' 9" (4.89m x 2.66m)





Floor Plan

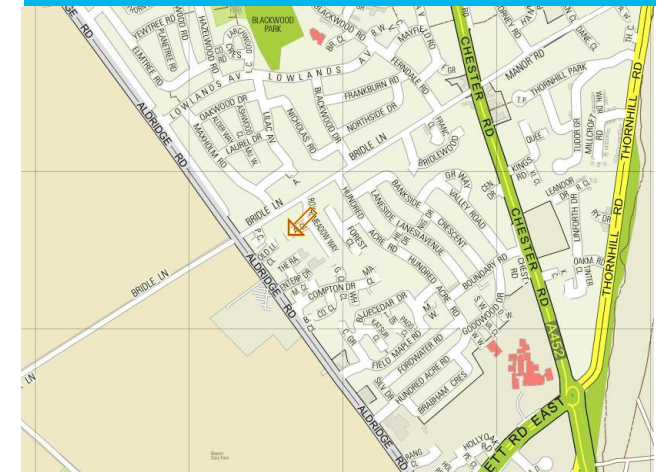
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 78 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: 7th April 2022