



Elmtree Road, Streetly,
Sutton Coldfield, B74 3RX

Offers in the Region Of £290,000

Streetly

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A fantastic opportunity to acquire this extended three bedroom semi-detached home, situated on Elmtree Road in Streetly, within close distance of highly rated local schools (catchments should be checked), transport links and local amenities.

Requiring modernisation throughout, this home offers a blank canvass for buyers hoping to move into the area. In brief, the accommodation comprises hallway, two reception rooms which offer versatile usage depending on your needs and extended kitchen, three well proportioned bedrooms, shower room and separate wc.

The property offers a desirable position with potential to extend subject to all relevant permissions being obtained.

To the rear, there is an enclosed rear garden, off road parking to fore, and side garage.





Property Specification

POTENTIAL TO EXTENDED (subject to all relevant permissions being obtained)
THREE BEDROOMS
TWO RECEPTION ROOMS
EXTENDED KITCHEN
SHOWER ROOM WITH SEPARATE WC

Porch

Entrance Hallway

Reception Room One 13' 11" max x 11' 4" max
(4.24m x 3.45m)

Reception Room Two 14' 3" max x 11' 6" max
(4.34m x 3.50m)

Extended Kitchen 16' 4" max x 8' 10" max (4.97m x 2.69m)

Bedroom One 12' 0" x 11' 5" (3.65m x 3.48m)

Bedroom Two 12' 0" x 11' 5" (3.65m x 3.48m)

Bedroom Three 8' 7" x 7' 9" (2.61m x 2.36m)

Shower Room 7' 10" x 5' 11" (2.39m x 1.80m)

Separate WC 4' 11" x 2' 7" (1.50m x 0.79m)

Garage 16' 3" x 8' 1" (4.95m x 2.46m)

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: 3rd June 2024

Viewer's Note:

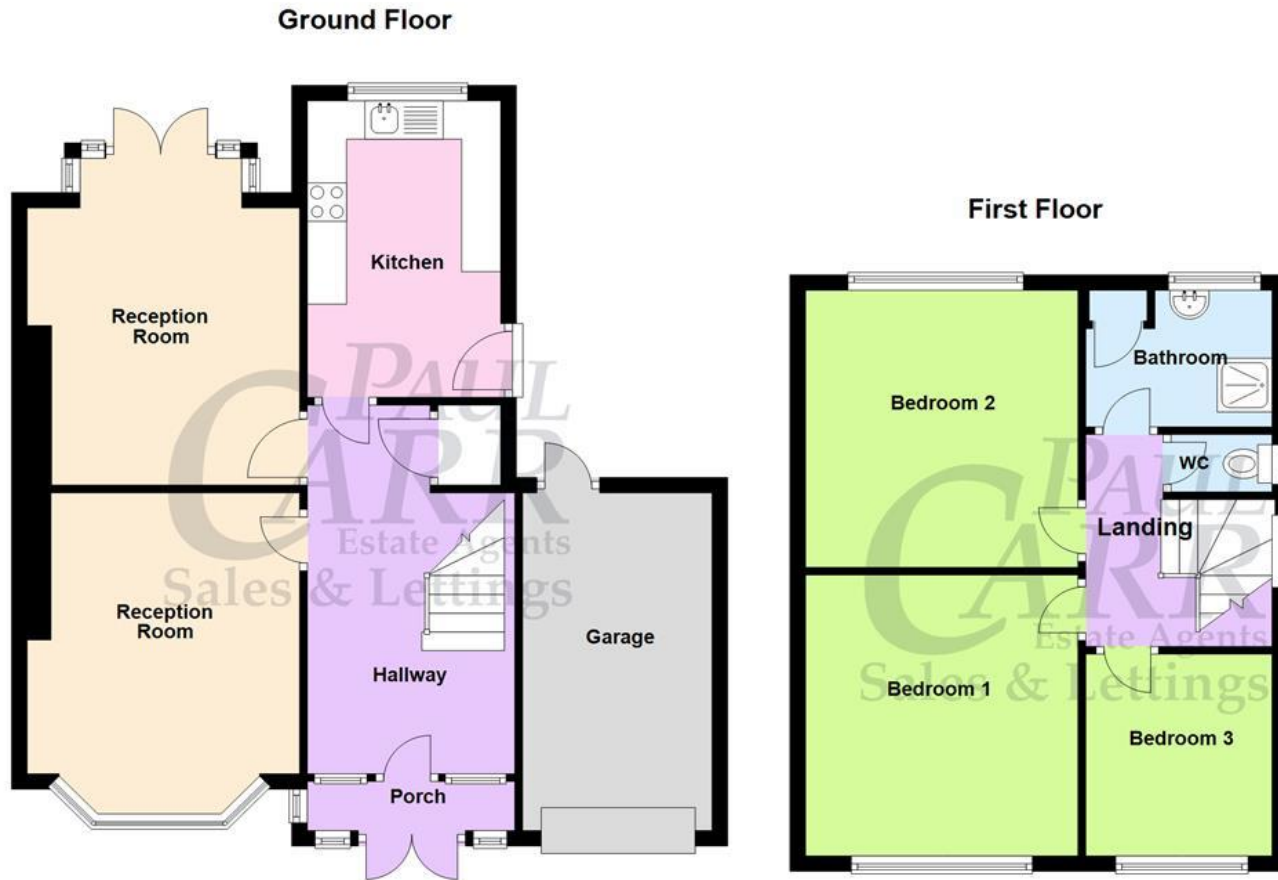
Services connected: gas, water, electric, drainage

Council tax band: C

Tenure: Leasehold (Freehold on completion)

Floor Plan

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

