



Colt Close, Streetly,  
Sutton Coldfield, B74 2EA

**£300,000**

# Streetly

£300,000



Welcome to Colt Close, a highly desirable and sought after cul-de-sac location within Streetly, positioned conveniently for local amenities and transport links.

The deceptively spacious and improved accommodation comprises hallway, with built in storage cupboard and doors off to kitchen and lounge/diner. The kitchen is fitted to comprise a range of wall and base level units with work surface over incorporating a stainless-steel sink unit with drainer and taps, space for a freestanding cooker, space and plumbing for an automatic washing machine and space for further white goods. The impressive and spacious lounge diner has a wonderful outlook to fore, wall mounted gas fire and door leading to inner hallway. Off the inner hallway there is a beautifully fitted shower room with a suite consisting of low flush WC unit, wall mounted hand wash basin with storage below and shower cubicle with shower and attractive complementary tiling to walls.

The ground floor bedroom has a range of fitted wardrobes and impressive views to rear garden. The study/office area offers versatile living space with stairs giving access to first floor bedroom and door leading to the conservatory. The conservatory offers excellent additional living space and can be utilised as a second reception room, or formal dining room to suit your needs.

On the first floor there is a bright and airy bedroom with two skylights opening out to rear and useful eaves storage.

Outside the property is a lawned fore garden, multi-vehicle driveway leading to garage which is access via remote control up and over garage door. The rear garden is laid mainly to lawn with mature plants and shrubs with patio area and enclosed boundaries. Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.





## Property Specification

HIGHLY DESIRABLE CUL-DE-SAC LOCATION  
DORMER BUNGALOW  
TWO BEDROOMS  
CONSERVATORY  
OFF ROAD PARKING AND GARAGE

### Ground Floor Accommodation

Entrance Hallway

Kitchen 9' 4" x 8' 2"  
(2.84m x 2.49m)

Lounge/Diner 17' 2" x 9' 5"  
(5.23m x 2.87m)

Study/Office 9' 1" x 8' 2"  
(2.77m x 2.49m)

Bedroom 11' 8" x 9' 5"  
(3.55m x 2.87m)

Conservatory 15' 2" x 8' 1"  
(4.62m x 2.46m)

Shower Room 7' 9" x 5' 0"  
(2.36m x 1.52m)

### First Floor Accommodation

Bedroom 17' 5" x 10' 3"  
(5.30m x 3.12m)

Garage 16' 6" x 8' 3"  
(5.03m x 2.51m)

### **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: 28<sup>th</sup> February 2024

### **Viewer's Note:**

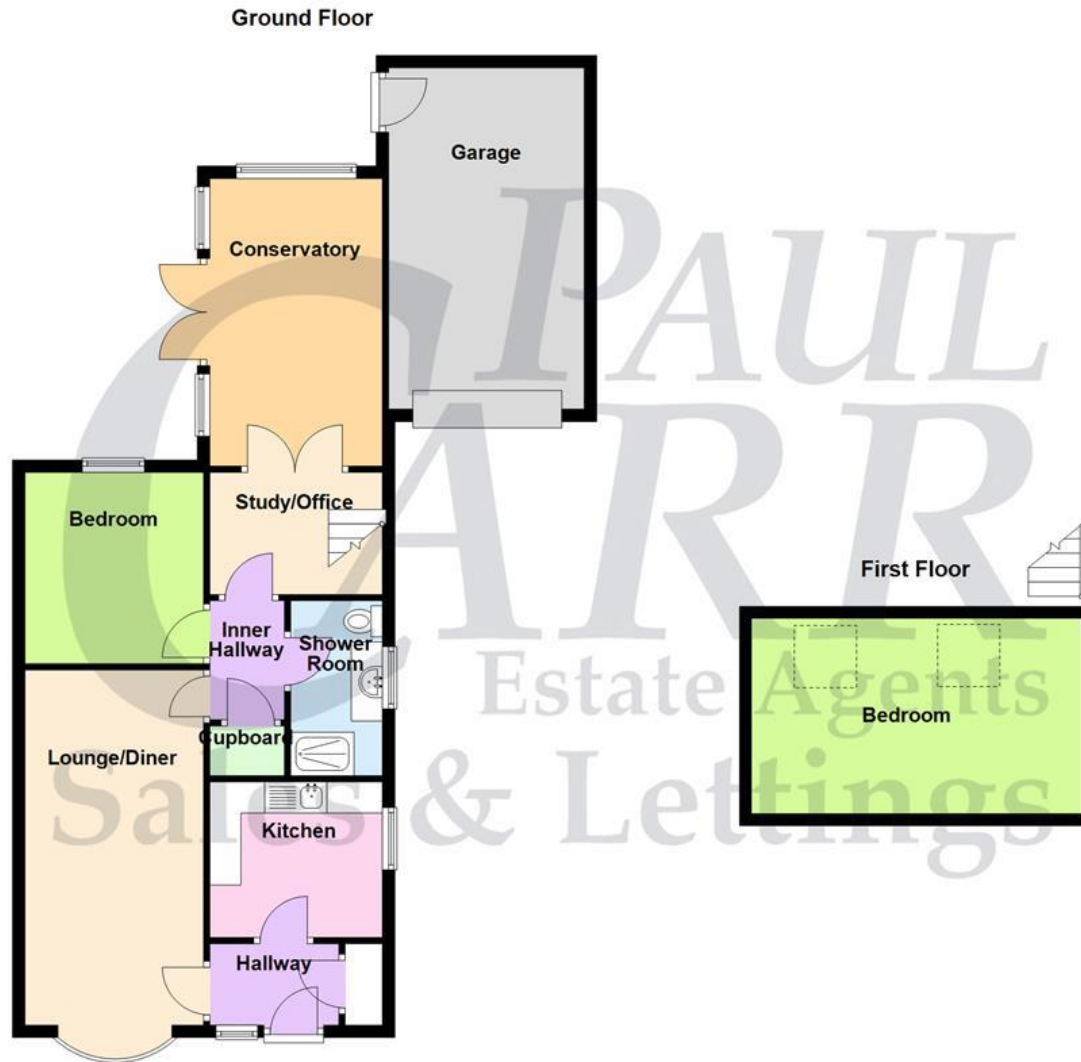
Services connected: Mains gas, electric, water and drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

