



Pembury Close, Streetly,
Sutton Coldfield, B74 2FH

£575,000

Paul Carr Estate Agents are delighted to bring to market this well presented and spacious four bedroom detached family home, located in a highly sought after location within Streetly.

Positioned conveniently for popular local schooling (catchments should be checked), local amenities, transport links and Royal Sutton Park.

The property is approached via driveway leading to double garage and front door into a welcoming reception hallway with stairs to first floor landing and doors leading off to a study/home office which offers versatile living space to suit your needs, a re-fitted guest wc, a spacious living room with beautiful views to rear garden, a formal dining room, fitted breakfast kitchen with separate utility room.

On the first floor there is a master bedroom with fitted wardrobes and en-suite shower room. The shower room is fitted to comprise a low flush wc unit, pedestal hand wash basin and shower cubicle with shower over. Three further double bedrooms and a family bathroom. The family bathroom has a matching suite of low flush wc unit, pedestal hand wash basin and panelled bath with mixer shower over.

Outside the property benefits from an enclosed rear garden with paved patio area, laid to lawn with mature plants, shrubs and bushes to borders.

The double garage has two up and over doors to front elevation and door leading into hallway.

Offered for sale with no upward chain, this property would make a fantastic home for a growing family.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Reception Hallway

Study 8' 1" x 7' 5" (2.46m x 2.26m)

Guest WC 8' 2" x 3' 4" (2.49m x 1.02m)

Lounge 16' 8" max x 15' 5" max (5.08m x 4.70m)

Dining Room 11' 8" x 9' 3" (3.55m x 2.82m)

Fitted Kitchen 15' 9" x 8' 8" (4.80m x 2.64m)

Utility Room 8' 2" x 5' 4" (2.49m x 1.62m)

First Floor Accommodation

Master Bedroom 12' 8" x 11' 2" (3.86m x 3.40m)

En-Suite Shower Room 8' 5" x 3' 4" (2.56m x 1.02m)

Bedroom Two 16' 10" max x 13' 10" max (5.13m x 4.21m)

Bedroom Three 13' 3" max x 12' 4" max (4.04m x 3.76m)

Bedroom Four 14' 11" max x 10' 1" max (4.54m x 3.07m)

Bathroom 8' 5" x 5' 10" (2.56m x 1.78m)

Garage 17' 0" x 16' 10" (5.18m x 5.13m)







Floor Plan

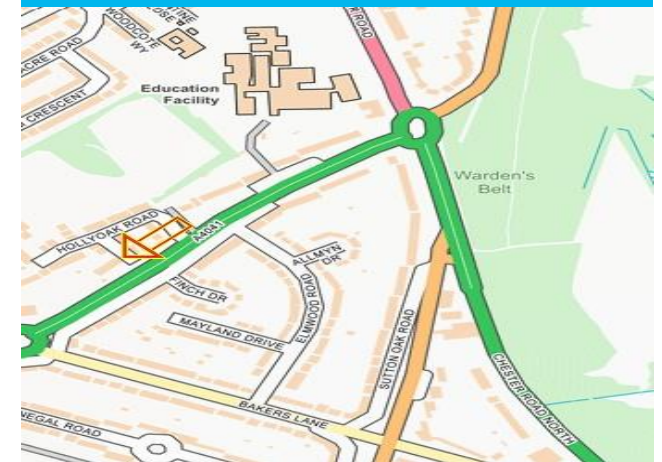
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 73 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: 18th June 2024