



Welcome to Harvesters Close, a well presented four bedroom detached family home situated on a quiet estate on the Streetly/Aldridge borders. Internally the property comprises a spacious entrance hallway, with doors off to the lounge, kitchen and downstairs WC. Access to the dining room is through both the kitchen and the lounge.

The first floor has four bedrooms, an en-suite shower room to the master bedroom, and a family bathroom.

Externally the property has a tarmacadam driveway, with access to the garage, a well-maintained front garden and side access to the rear garden. A private, west facing rear garden with a patio area, laid to lawn with shrubbery and fenced borders finish off this wonderful family home.

Situated on a quiet estate and within close proximity to Sutton parks 2400 acre national nature reserve, local schools (catchment areas should be checked) the property would be a perfect family home

The property further benefits from being sold with no upwards chain.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Entrance Hall

14' 4" x 5' 7" (4.37m x 1.70m)

Lounge

17' 6" (into bay) x 11' 8" (5.33m x 3.55m)

Dining Room

8' 6" x 11' 9" (2.59m x 3.58m)

Kitchen

8' 2" x 13' 9" (2.49m x 4.19m)

WC

2' 7" x 7' 9" (0.79m x 2.36m)

Garage

17' 6" x 7' 10" (5.33m x 2.39m)

First Floor Landing

Bedroom One

11' 9" x 12' 0" (3.58m x 3.65m)

En-suite

5' 11" x 5' 2" (1.80m x 1.57m)

Bedroom Two

10' 10" x 10' 7" (max) (3.30m x 3.22m)

Bedroom Three

8' 6" x 8' 9" (2.59m x 2.66m)

Bedroom Four

9' 5" x 7' 0" (2.87m x 2.13m)

Bathroom

5' 6" x 7' 8" (1.68m x 2.34m)





Floor Plan

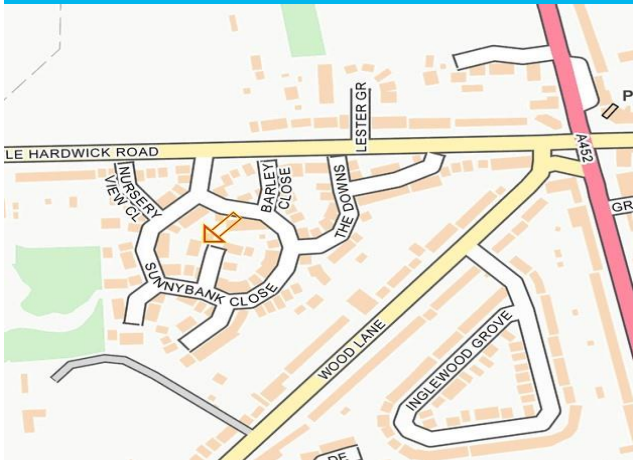
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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: 26th June 2024