



Bankside Crescent, Streetly  
Sutton Coldfield, B74 2JA

**£350,000**



Welcome to Bankside Crescent, a three bedroom semi detached family home situated on a sought after road within close proximity to reputable local schools, shops and amenities, with the added benefit of being sold with no upwards chain!

The ground floor comprises of an entrance porch leading to the welcoming entrance hall, a through lounge/dining room to the rear with sliding doors and window to garden, a fitted kitchen and a secure and covered side passage/utility accessible from the front, rear garden and kitchen.

The first floor comprises a spacious landing, three well proportioned bedrooms, a shower room and separate WC.

To the front of the property is block paved driveway providing off road parking and access to the garage and a well maintained front garden. The south west facing rear garden has a patio area, laid to lawn with mature shrubbery and fenced borders.

Further benefits include a new central heating system installed in June 2024. Internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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](mailto:Streetly@paulcarrestateagents.co.uk)





## Accommodation

### Entrance Porch

### Entrance Hall

10' 4" x 6' 3" (3.15m x 1.90m)

### Lounge

10' 5" x 14' 4" (3.17m x 4.37m)

### Dining Area

8' 9" x 9' 6" (2.66m x 2.89m)

### Kitchen

11' 5" x 8' 9" (3.48m x 2.66m)

### Utility

21' 8" x 2' 9" (6.60m x 0.84m)

### Garage

## First Floor Landing

### Bedroom One

10' 5" x 11' 7" (3.17m x 3.53m)

### Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m)

### Bedroom Three

10' 7" x 7' 10" (3.22m x 2.39m)

### Shower Room

4' 10" x 8' 10" (1.47m x 2.69m)

### WC

2' 6" x 6' 2" (0.76m x 1.88m)



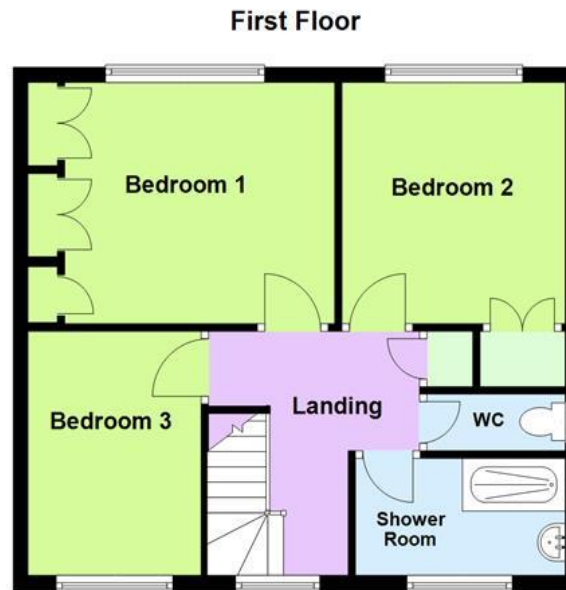
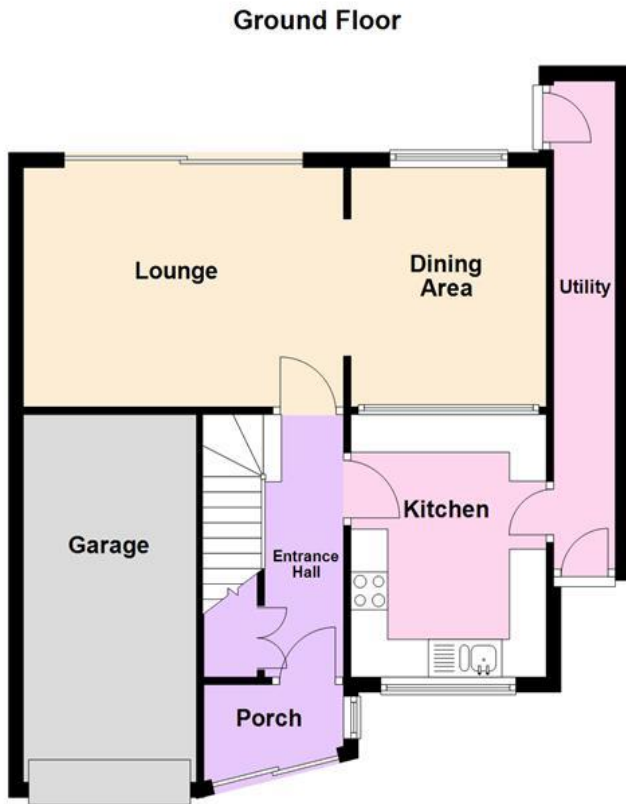






# Floor Plan

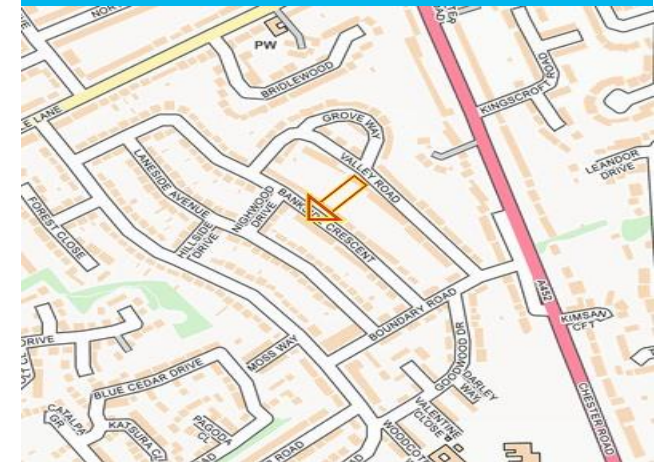
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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: 1<sup>st</sup> July 2024