



Laurel Drive, Streetly
Sutton Coldfield, B74 3TD

£290,000

Welcome to Laurel Drive, a desirable location within Streetly, being in reach of highly rated local schools (catchments should be checked), transport links, and local amenities.

Set back from the road behind a driveway leading to entrance porch, giving access to a charming dining room which offers versatile living space to suit your families needs, a dual aspect through lounge/diner with stairs to the first floor landing, door giving access to kitchen and French doors opening into the conservatory.

The kitchen is fitted to comprise a range of matching wall, drawer and base level units with contrasting worksurface over, incorporating a sink unit with drainer and mixer taps and integrated oven, hob and extractor. Off the kitchen there is a door opening out to the patio area, and useful storage cupboard.

On the first floor we have a generous landing, three double bedrooms and family bathroom. The bathroom boasts a suite comprising low flush wc unit, pedestal hand wash basin, panelled bath, and corner shower cubicle. Having complementary tiling to floor and walls.

Outside the property is a well-maintained rear garden with patio area and enclosed fenced boundaries and rear gated access. Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

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, water, electric and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Porch

6' 1" x 10' 1" (1.85m x 3.07m)

Dining Room

16' 7" x 7' 8" (5.05m x 2.34m)

Through Lounge

24' 6" max x 10' 4" max (7.46m x 3.15m)

Conservatory

8' 10" x 8' 0" (2.69m x 2.44m)

Fitted Kitchen

9' 9" x 11' 2" (2.97m x 3.40m)

First Floor Landing

Bedroom 1

11' 1" max x 8' 11" to wardrobes (3.38m x 2.72m)

Bedroom 2

12' 6" x 8' 6" (3.81m x 2.59m)

Bedroom 3

9' 8" x 10' 6" (2.94m x 3.20m)

Family Bathroom

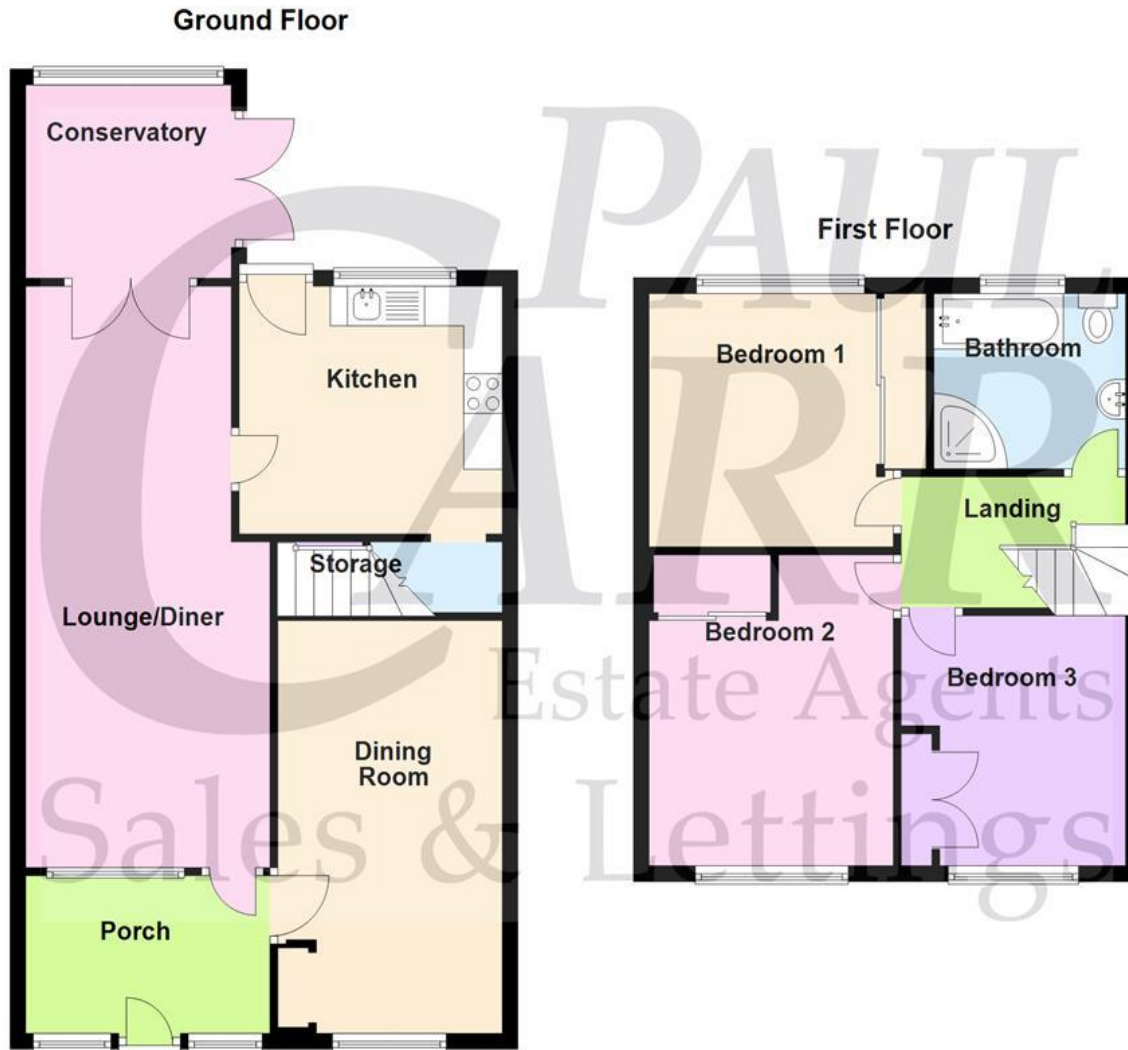
8' 1" x 8' 1" (2.46m x 2.46m)





Floor Plan

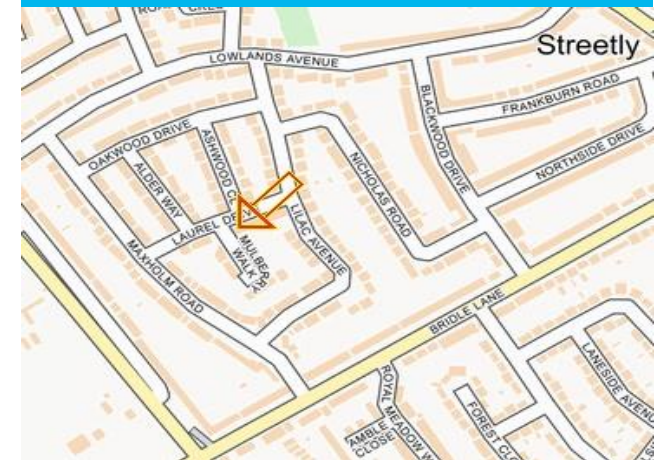
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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: 04/07/2024