



Laneside Avenue, Streetly
Sutton Coldfield, B74 2BZ

Welcome to Laneside Avenue, a highly sought after and desirable road in Streetly. Located within easy reach of popular local schooling (catchments should be checked), local amenities, transport links and parks including Royal Sutton Park.

Set back from the road and approached via lawned fore garden with off road parking via a shared driveway leading to garage and porch.

This well presented three-bedroom semi-detached family home has been thoughtfully decorated throughout comprising; welcoming reception hallway, benefitting from useful storage cupboard, stairs to first floor landing and doors off to: a bright and airy lounge with open plan access to a formal dining area with impressive views to rear and benefiting from patio doors leading out to the patio area.

The modern, fitted kitchen has been thoughtfully fitted to comprise a range of matching wall, drawer and base level units with works surface over and incorporating a sink unit with drainer and mixer taps over, and space for further white goods.

On the first floor we have a spacious landing with doors off to all bedrooms and bathroom. The bathroom has been fitted with a white suite comprising low flush wc unit, pedestal hand wash basin and panelled bath with shower over.

Outside the property you are greeted by a wonderful rear garden with patio area, being mainly laid to with enclosed boundaries. A garage accessed via shared driveway with door to fore and door leading to rear garden. 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, Electric, Water and Drainage.

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

or via Streetly@paulcarrestateagents.co.uk



Porch

Entrance Hallway

Fitted Kitchen

11' 11" x 9' 3" (3.63m x 2.82m)

Lounge

15' 10" x 10' 1" (4.82m x 3.07m)

Dining Area

11' 7" x 9' 4" (3.53m x 2.84m)

First Floor Landing

Bedroom 1

12' 11" x 10' 0" (3.93m x 3.05m)

Bedroom 2

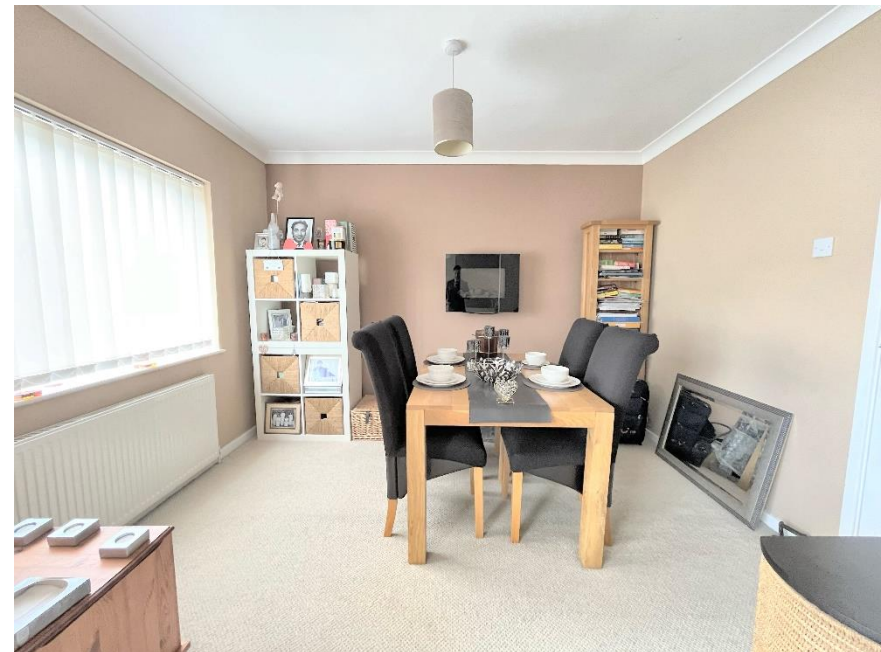
10' 0" x 9' 3" into wardrobe (3.05m x 2.82m)

Bedroom 3

10' 0" max x 9' 3" max (3.05m x 2.82m)

Garage

(Unmeasured)

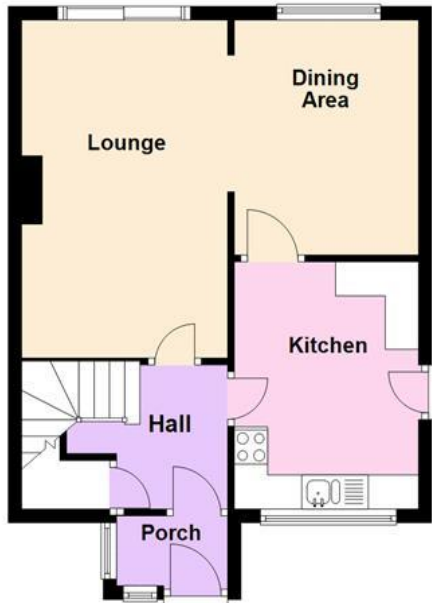
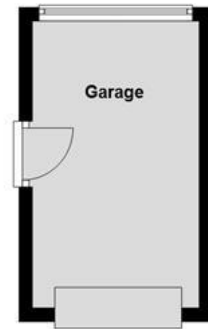




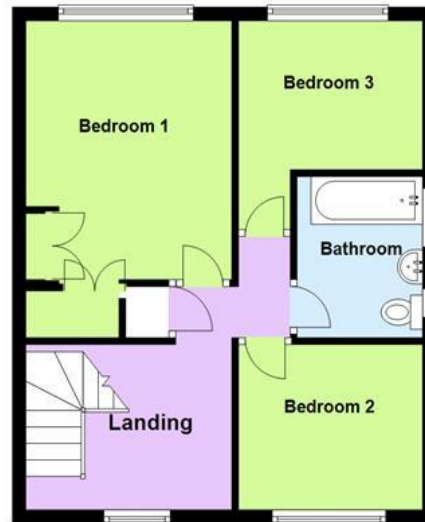
Floor Plan

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

Ground Floor



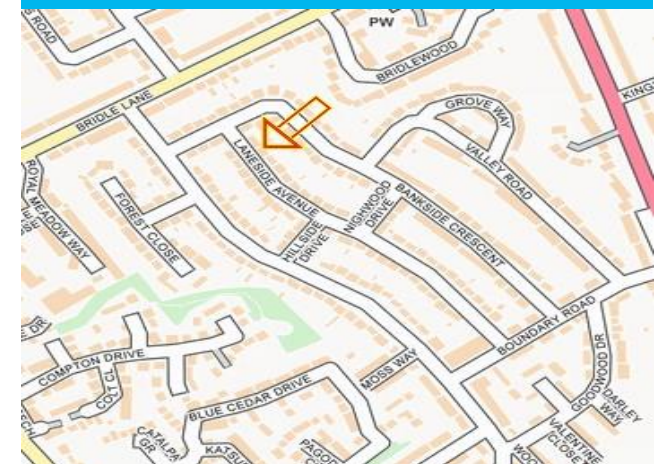
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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: 06/07/2024