



Manor Road, Streetly
Sutton Coldfield, B74 3NF

Offers in Excess of £325,000

Welcome to Manor Road, a three bedroom semi detached home situated on a popular road and sought after location in Streetly.

The property internally comprises an entrance porch, spacious and welcoming entrance hall, dining room to the front with bay window, lounge to the rear over looking the garden, kitchen, utility room with access to the garage and rear garden, first floor landing, three bedrooms and a family bathroom.

To the front of the property is a paved driveway providing off road parking, with a front lawn and mature borders, and to the rear is an enclosed private south facing garden, mostly laid to lawn with shrubbery and fenced borders.

The property offers potential for further development (subject to obtaining relevant permissions) and requires some updating throughout.

Early internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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 Porch

Entrance Hall

15' 8" x 7' 2" (4.77m x 2.18m)

Lounge

12' 10" x 11' 4" (3.91m x 3.45m)

Dining Room

13' 11" (into bay) x 11' 11" (4.24m x 3.63m)

Kitchen

9' 1" x 7' 8" (2.77m x 2.34m)

Utility Room

11' 8" (max) x 8' 8" (max) (3.55m x 2.64m)

Garage

19' 0" x 8' 11" (5.79m x 2.72m)

First Floor Landing

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

Bedroom One

14' 5" (into bay) x 9' 8" (to wardrobe) (4.39m x 2.94m)

Bedroom Two

12' 11" x 11' 5" (max) (3.93m x 3.48m)

Bedroom Three

8' 8" x 7' 2" (2.64m x 2.18m)

Bathroom

8' 1" x 7' 7" (2.46m x 2.31m)





Floor Plan

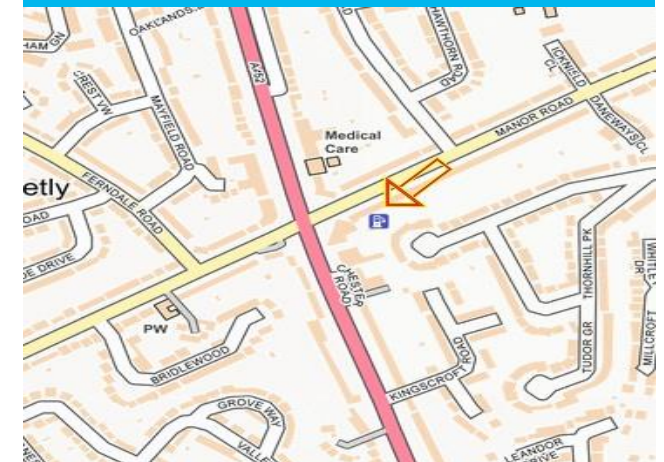
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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: 16th July 2024