



Nicholas Road, Streetly,  
Sutton Coldfield, B74 3QS

**Offers Over £310,000**

Welcome to Nicholas Road, a popular and highly regarded Streetly location within easy reach of sought after local schooling (catchments should be checked), transport links and local amenities.

This well presented and spacious family home comprises entrance porch, dual aspect through lounge/diner, conservatory with stunning views looking out to rear garden, an impressive fitted kitchen with a range of high gloss wall, and base level units with work surface over, matching breakfast bar, integrated oven, hob and extractor fan.

The first floor accommodation boasts three double bedrooms and re-fitted family bathroom with four piece suite. The bathroom is fitted with a modern suite comprising low flush wc unit, hand wash basin, shower cubicle and corner jacuzzi style bath.

Outside the property has a stunning rear garden, laid to lawn with enclosed boundaries and patio area which is ideal for entertaining and al-fresco dining.

There is a driveway to fore and integral garage.

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.

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)



### **Ground Floor Accommodation**

Porch 3' 8" x 10' 11"  
(1.12m x 3.32m)

Lounge/Diner 24' 5" max x 10' 7" max  
(7.44m x 3.22m)

Conservatory 9' 8" max x 8' 2" max  
(2.94m x 2.49m)

Fitted Kitchen 10' 11" x 11' 6"  
(3.32m x 3.50m)

### **First Floor Accommodation**

Bedroom One 11' 0" max x 10' 9" max  
(3.35m x 3.27m)

Bedroom Two 10' 5" x 9' 8"  
(3.17m x 2.94m)

Bedroom Three 12' 7" x 8' 3"  
(3.83m x 2.51m)

Bathroom 8' 2" x 9' 11"  
(2.49m x 3.02m)

Garage 16' 8" x 8' 1"  
(5.08m x 2.46m)

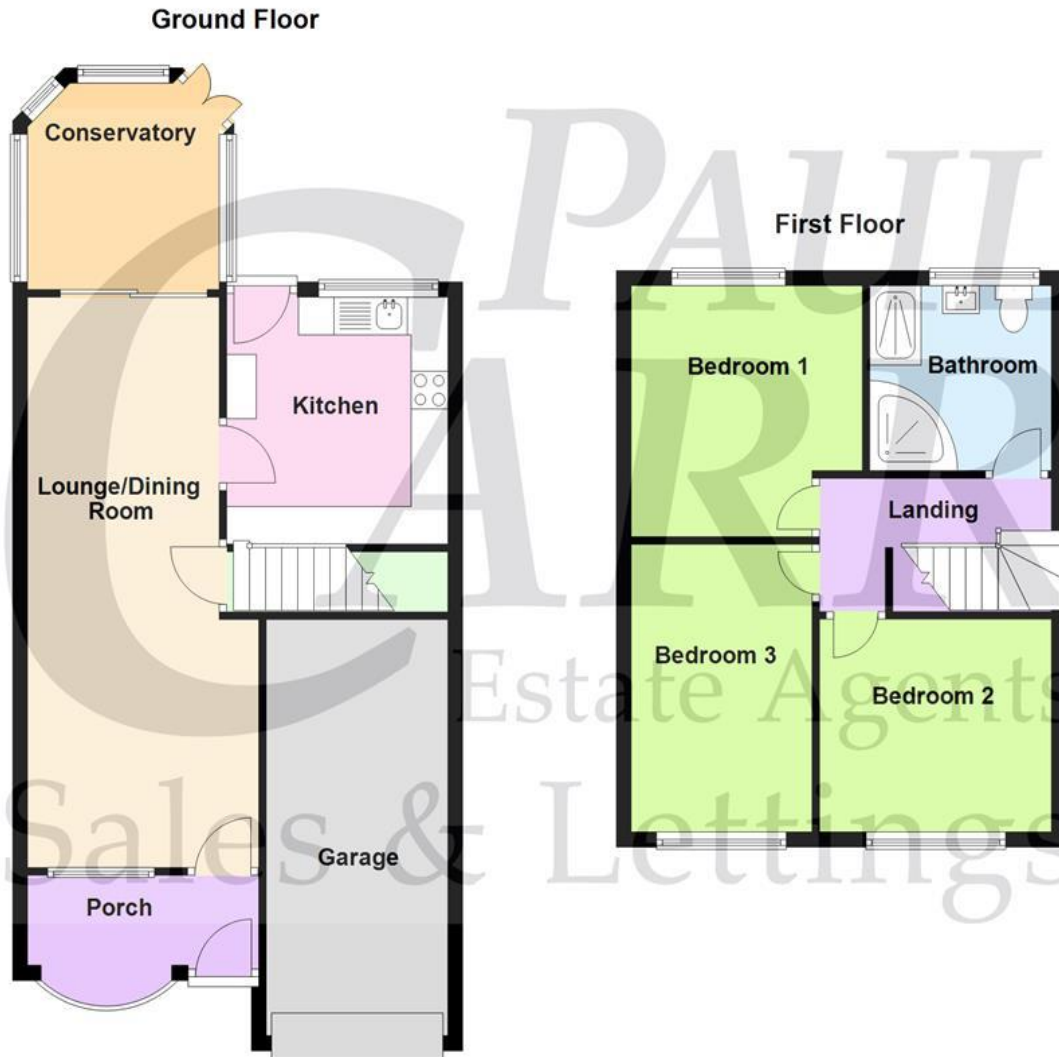






# Floor Plan

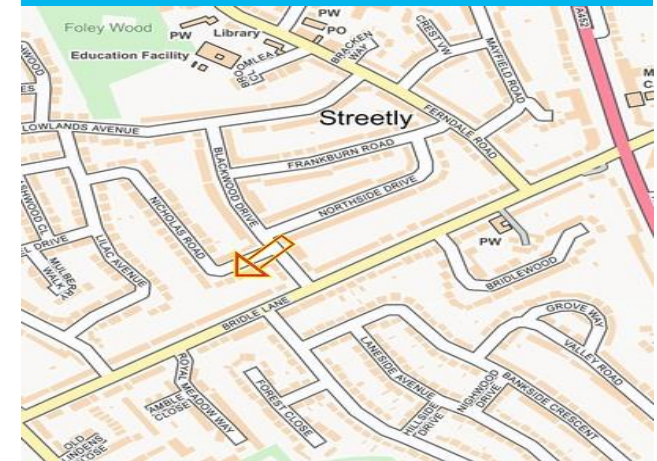
This floor plan is not drawn to scale and is for illustration purposes only

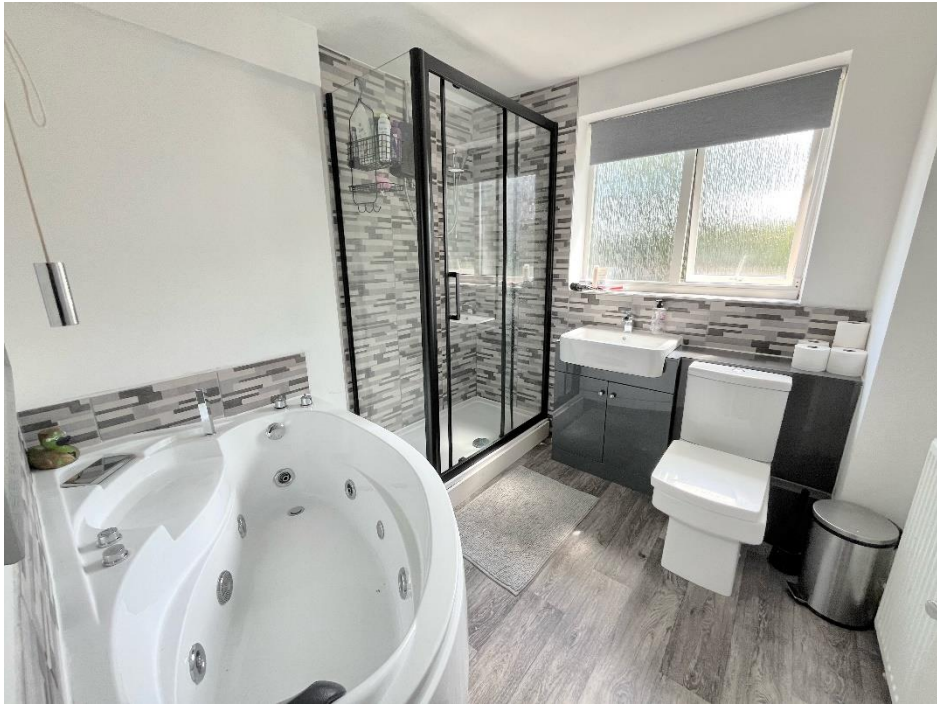


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 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: 10th August 2024