



Hundred Acre Road, Streetly
Sutton Coldfield, B74 2JX

£310,000

Welcome to Hundred Acre Road, a popular Streetly location with excellent access to popular local schooling (catchments should be checked), transport links and local amenities.

The deceptively spacious accommodation comprises a welcoming reception hallway, fitted kitchen, open plan lounge/diner with wonderful views to rear.

The kitchen has been thoughtfully fitted to comprise a range of matching wall, drawer and base level units with contrasting worksurface over, sink unit with drainer and mixer taps, integrated oven, and hob with extractor fan over.

On the first floor there are three well proportioned bedrooms and impressive family bathroom. The family bathroom has been thoughtfully fitted with a white suite consisting of low flush wc unit, 'his and hers' hand wash basins and bath with shower over and screen.

Outside the property boasts from off road parking, and enclosed rear garden.

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 and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Hallway

Fitted Kitchen 11' 10" x 9' 1"
(3.60m x 2.77m)

Lounge/Diner Being L Shaped 15' 4" max x 19' 6" max
(4.67m x 5.94m)

First Floor Accommodation

Bedroom One 12' 8" max x 9' 8"
(3.86m x 2.94m)

Bedroom Two 9' 5" x 7' 9"
(2.87m x 2.36m)

Bedroom Three 9' 8" max x 7' 7" max
(2.94m x 2.31m)

Garage 17' 9" x 8' 3"
(5.41m x 2.51m)

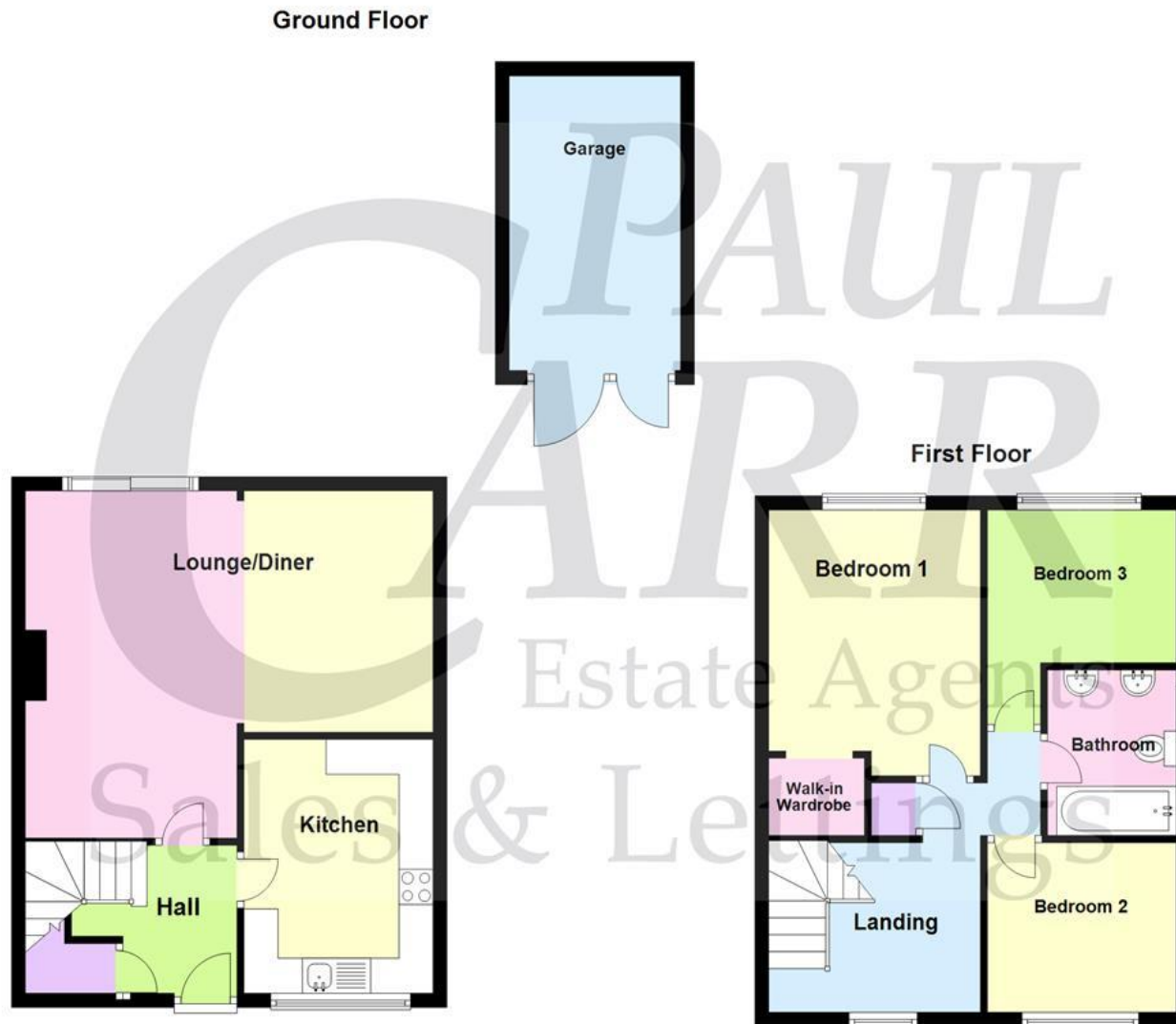






Floor Plan

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

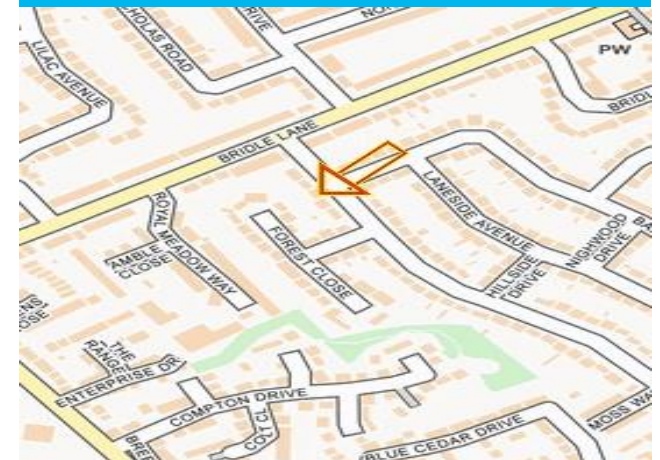


Energy Performance Rating

NEW INSTRUCTION
AWAITING
ENERGY PERFORMANCE
CERTIFICATE

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: 14th August 2024