



Crest View, Streetly,  
Sutton Coldfield, B74 3QA

Offers Over £375,000

Welcome to Crest View, a desirable cul-de-sac location nestled within Streetly and having popular local schooling (catchments should be checked), local amenities and transport links all within easy reach.

In need of modernisation this wonderful property offers bags of potential and is a blank canvass to make your own. The accommodation comprises hallway, lounge with walk in bay window to fore, dining room with stunning views out to the rear garden, kitchen, garden room.

On the first floor there are three bedrooms, and bathroom with separate wc.

Outside, the property boasts a spacious rear garden offering potential to extend (subject to all relevant permissions being obtained), which offers an ideal location for entertaining and al-fresco dining. To the front there is a driveway and side garage.

Internal viewing is considered essential to appreciate the size and potential the property has to offer.

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: Mains 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](mailto:Streetly@paulcarrestateagents.co.uk)



### Ground Floor Accommodation

Entrance Hallway

Lounge 13' 8" max x 10' 11" max  
(4.16m x 3.32m)

Dining Room 12' 3" max x 10' 11" max  
(3.73m x 3.32m)

Kitchen 8' 4" x 7' 6"  
(2.54m x 2.28m)

Garden Room 9' 3" x 9' 10"  
(2.82m x 2.99m)

### First Floor Accommodation

Bedroom One 14' 3" max x 10' 4" max  
(4.34m x 3.15m)

Bedroom Two 12' 3" max x 10' 6" max  
(3.73m x 3.20m)

Bedroom Three 8' 11" x 6' 9"  
(2.72m x 2.06m)

Bathroom 7' 7" max x 5' 8" max  
(2.31m x 1.73m)

WC 4' 9" x 2' 4"  
(1.45m x 0.71m)

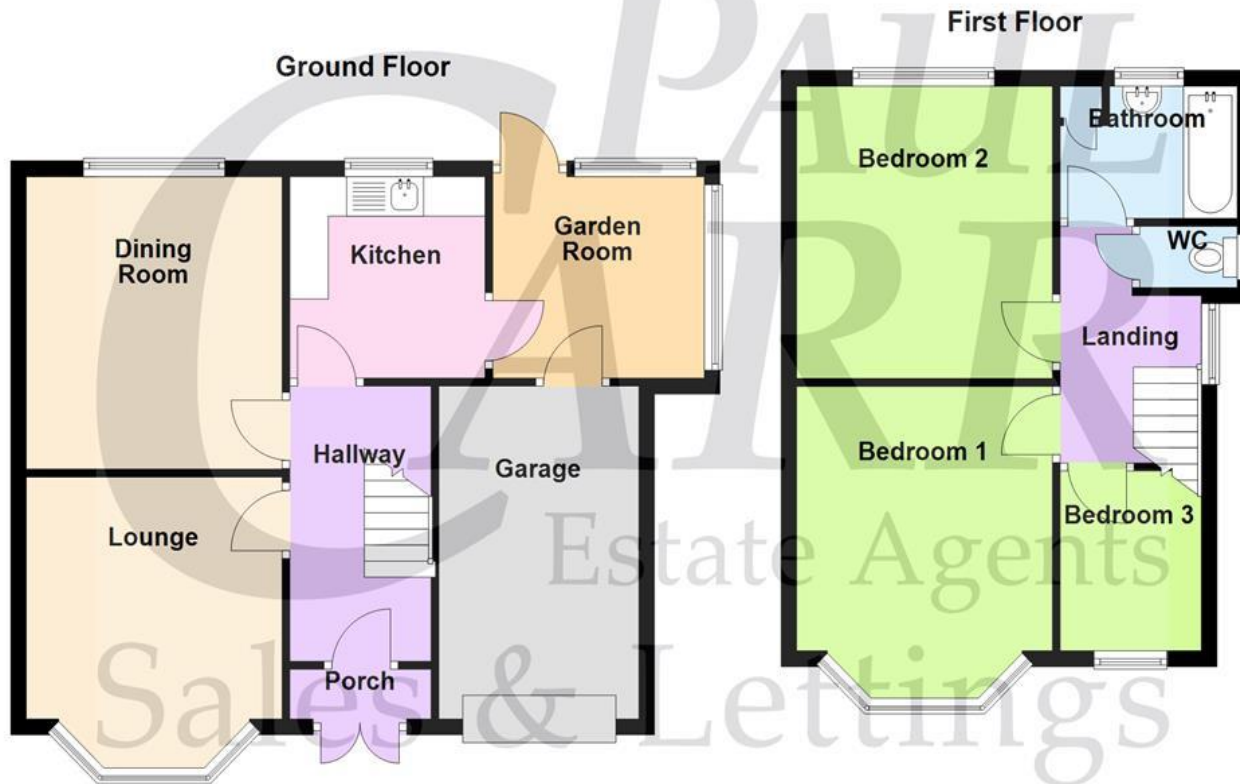
Garage 16' 3" x 7' 6"  
(4.95m x 2.28m)





# 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		84 B
69-80	C		
55-68	D	65 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: 20th August 2024