



Redlands Way, Streetly,
Sutton Coldfield, B74 3ET

£600,000

Redlands Way is a quiet cul de sac located off Middleton Road from Manor Road and Foley Road East.

Any property in this area benefits from being within walking distance of Royal Sutton Park, as well as transport links and highly rated local schools.

Approached via a large paved driveway with well-kept lawn to the fore, the accommodation briefly comprises of an entrance porch and hallway, leading into a spacious lounge.

There are French doors leading into a beautifully presented open plan kitchen/diner, with modern fitted appliances, bright vaulted ceiling, and bi fold doors opening out to the rear garden.

Off the kitchen area is a vast garage/utility space providing ample storage and further garden access.

The downstairs of the property also benefits from a large bedroom with fitted wardrobes, and a tastefully decorated bathroom.

Upstairs are two spacious bedrooms, the master with fitted wardrobes, and a modern shower room with bright walk-in shower.

To the rear is a stunningly landscaped private garden, with an immaculate patio and seating area to rear, and well maintained lawn with fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

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



Ground Floor Accommodation

Entrance Porch 2' 11" x 6' 3"
(0.89m x 1.90m)

Entrance Hall 11' 0" x 6' 3"
(3.35m x 1.90m)

Lounge 15' 11" x 13' 6"
(4.85m x 4.11m)

Kitchen/Dining Area 12' 2" (max) x 16' 10" (max)
(3.71m x 5.13m)

Garage/Utility Area 30' 8" x 8' 4"
(9.34m x 2.54m)

Bedroom Three 13' 11" x 9' 5"
(4.24m x 2.87m)

Bathroom 13' 11" x 9' 5"
(4.24m x 2.87m)

First Floor Accommodation

Bedroom One 12' 10" (max) x 13' 7" (max)
(3.91m x 4.14m)

Bedroom Two 17' 11" (max) x 12' 8" (max)
(5.46m x 3.86m)

Shower Room 4' 7" (max) x 9' 6" (max)
(1.40m x 2.89m)









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		86 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: 21st Aug