



Egerton Road, Streetly,
Sutton Coldfield, B74 3PG

£500,000

Welcome to Egerton Road, a deceptively spacious four/five bedroom detached dormer bungalow situated within close proximity of Blackwood shops, reputable local schools and transport links.

Approached via a gated driveway providing off road parking for multiple vehicles, the property comprises an entrance porch leading to a welcoming entrance hall with doors off to the lounge, dining room, bedrooms one and two, shower room and WC.

Further benefits to the ground floor include a well presented fitted kitchen, large conservatory, utility room, garage and side passage providing access from the front to back.

The first floor has three rooms, all currently dressed as bedrooms, however access to the bedroom/dressing room is gained through bedroom three (please refer to the floorplan) and a WC with hand wash basin.

To the rear of the property is a stunning north west facing garden, with a patio area, laid to lawn, mature shrubbery and fenced borders.

Internal viewing is highly recommended to fully appreciate the size and potential this property has to offer.

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



Accommodation

Entrance Porch

Entrance Hall 12' 4" x 14' 7" (3.76m x 4.44m)

Lounge 17' 11" x 11' 9" (5.46m x 3.58m)

Dining Room 11' 10" x 8' 9" (3.60m x 2.66m)

Kitchen 11' 9" x 9' 9" (3.58m x 2.97m)

Conservatory 10' 5" x 15' 0" (3.17m x 4.57m)

Utility 8' 2" x 7' 10" (2.49m x 2.39m)

Bedroom One 13' 9" x 10' 10" (4.19m x 3.30m)

Bedroom Two 13' 9" x 9' 1" (4.19m x 2.77m)

Shower Room 6' 6" x 5' 4" (1.98m x 1.62m)

WC 5' 4" x 5' 2" (1.62m x 1.57m)

Garage 24' 10" x 4' 11" (7.56m x 1.50m)

Side Passage

Bedroom Three 10' 8" x 10' 5" (3.25m x 3.17m)

WC

Bedroom/Dressing Room 10' 7" x 10' 7" (3.22m x 3.22m)

Bedroom Four 10' 7" x 8' 1" (3.22m x 2.46m)



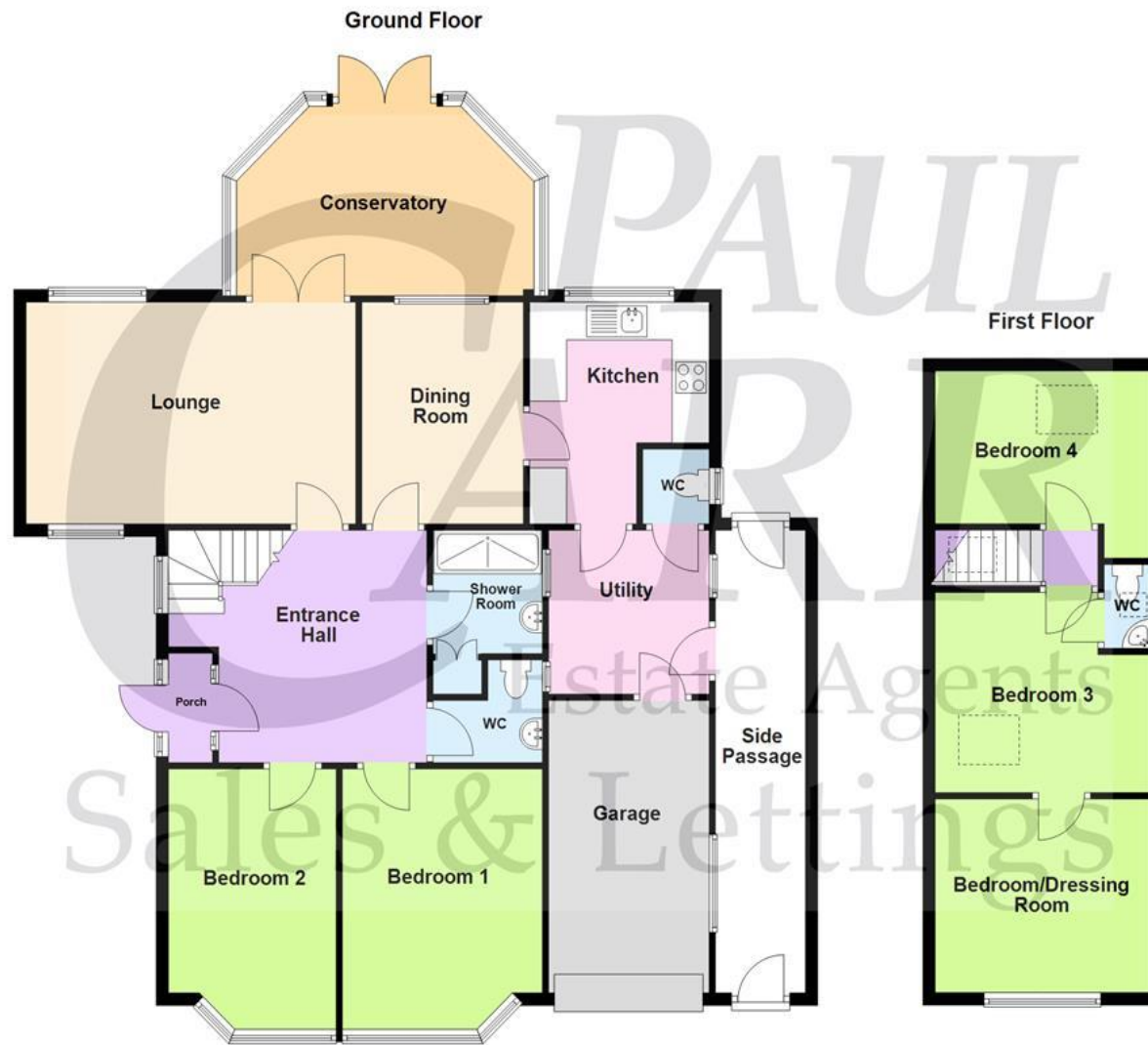






Floor Plan

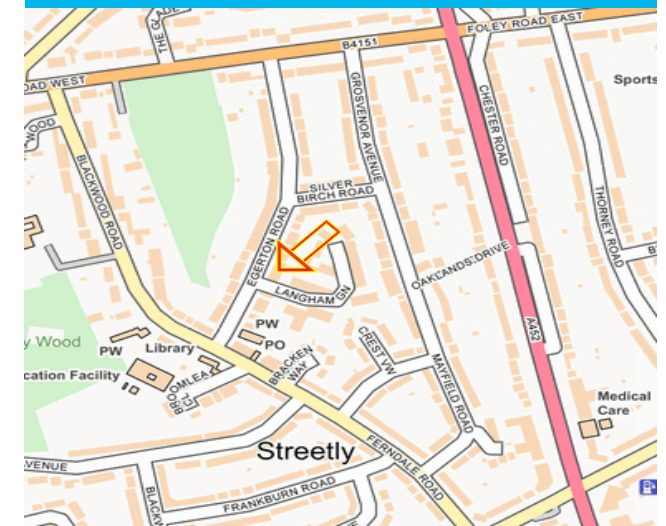
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**NEW INSTRUCTION
AWAITING
ENERGY
PERFORMANCE
CERTIFICATE**

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: 28th August 2024