



Elmtree Road, Streetly
Sutton Coldfield, B74 3RX

Offers Over £350,000

This fantastic extended three bedroom semi-detached family home is situated on Elmtree Road in Streetly, within close distance of highly rated local schools, transport links and local amenities. With a variety of impressive features throughout, this home is an ideal purchase for any young families moving to the area.

Approached via a block paved driveway with ample parking space, the internal accommodation briefly comprises an entrance porch and large welcoming hallway with doors off to the open plan lounge/dining area and extended kitchen. The kitchen is well presented with modern fitted appliances, and providing space for a small breakfast table/seating area, a separate utility room, WC, and integral garage access. A conservatory completes the ground floor accommodation.

Upstairs off the landing are three great size bedrooms and a four-piece family bathroom with separate walk-in shower and bath.

To the rear is a private low maintenance garden, with social patio area, laid to lawn with mature shrubbery and fenced borders.

Internal viewing is highly recommended to appreciate this outstanding family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

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

Entrance Hall

15' 5" x 7' 8" (4.70m x 2.34m)

Lounge/Dining Area

24' 3" x 11' 5" (max) (7.39m x 3.48m)

Kitchen/Breakfast Room

17' 2" x 11' 1" (max) (5.23m x 3.38m)

Conservatory

10' 8" x 7' 8" (3.25m x 2.34m)

Utility Room

7' 11" x 7' 1" (2.41m x 2.16m)

WC

3' 11" x 3' 4" (1.19m x 1.02m)

Garage

7' 9" x 8' 0" (2.36m x 2.44m)

First Floor Accommodation

First Floor Landing

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two

11' 10" x 11' 5" (3.60m x 3.48m)

Bedroom Three

7' 7" x 6' 8" (2.31m x 2.03m)

Bathroom

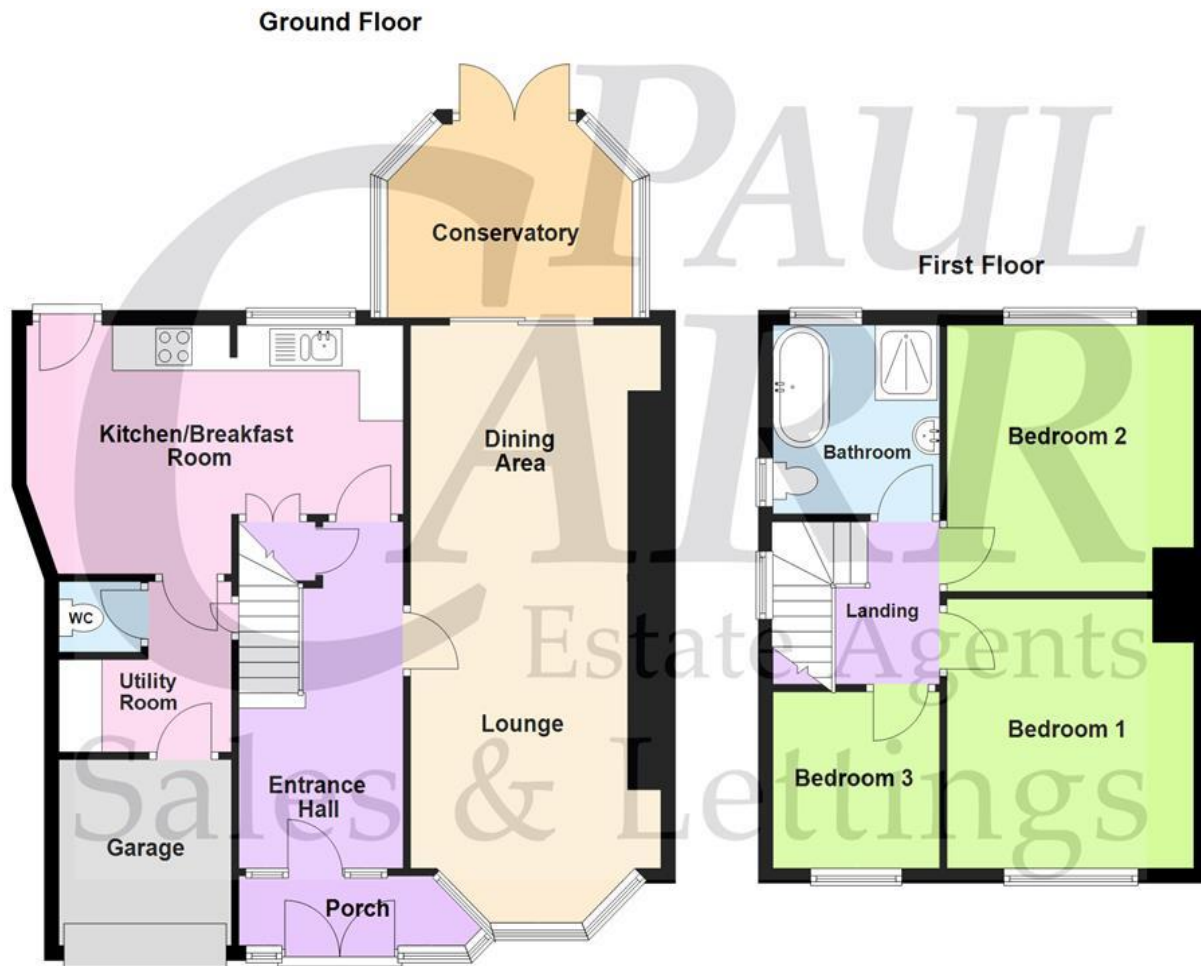
8' 5" x 7' 7" (2.56m x 2.31m)





Floor Plan

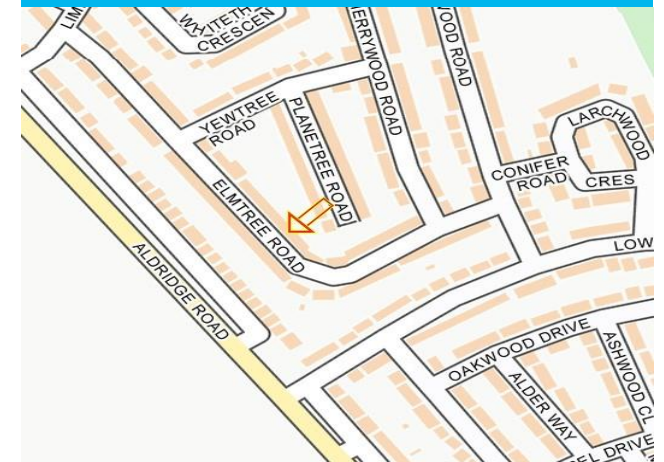
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

NEW INSTRUCTION
AWAITING EPC

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: 31st August 2024