



The Greenway,  
Sutton Coldfield, B73 6SG

**£325,000**

Welcome to The Greenway, a three bedroom semi detached family home situated within half a mile of the Banners Gate entrance to Sutton Park's 2400 national nature reserve and within a mile of Princess Alice retail park.

Internally the property comprises a porch leading to the welcoming entrance hall with a door to the open plan living area having a lounge, modern fitted kitchen and dining area.

Further benefits to the ground floor include a utility room, ground floor shower room and a shortened storage garage.

The first floor has a landing, with doors off to the three bedrooms and a family bathroom.

Externally to the front the property has a block paved multi-car driveway providing off road parking and to the rear is a south facing garden with a patio area, laid to lawn with shrubbery and fenced borders.

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

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City 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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Entrance Porch

Entrance Hall 13' 3" x 6' 0"  
(4.04m x 1.83m)

Lounge 10' 11" x 11' 7"  
(3.32m x 3.53m)

Kitchen/Dining Room 17' 10" x 12' 5"  
(5.43m x 3.78m)

Utility Room 13' 8" x 8' 5"  
(4.16m x 2.56m)

Shower Room 8' 2" x 3' 10"  
(2.49m x 1.17m)

Storage Garage

### **First Floor Accommodation**

Landing 7' 11" x 7' 2"  
(2.41m x 2.18m)

Bedroom One 11' 10" x 9' 9" (to wardrobe)  
(3.60m x 2.97m)

Bedroom Two 11' 6" x 10' 5"  
(3.50m x 3.17m)

Bedroom Three 8' 1" x 6' 0"  
(2.46m x 1.83m)

Bathroom 6' 11" x 7' 1"  
(2.11m x 2.16m)

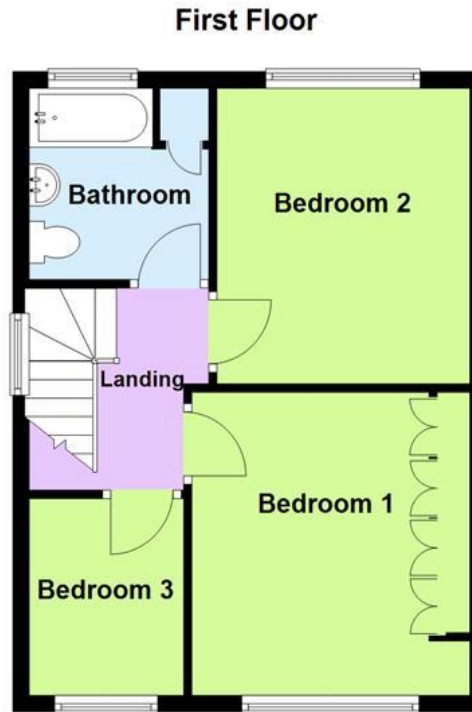
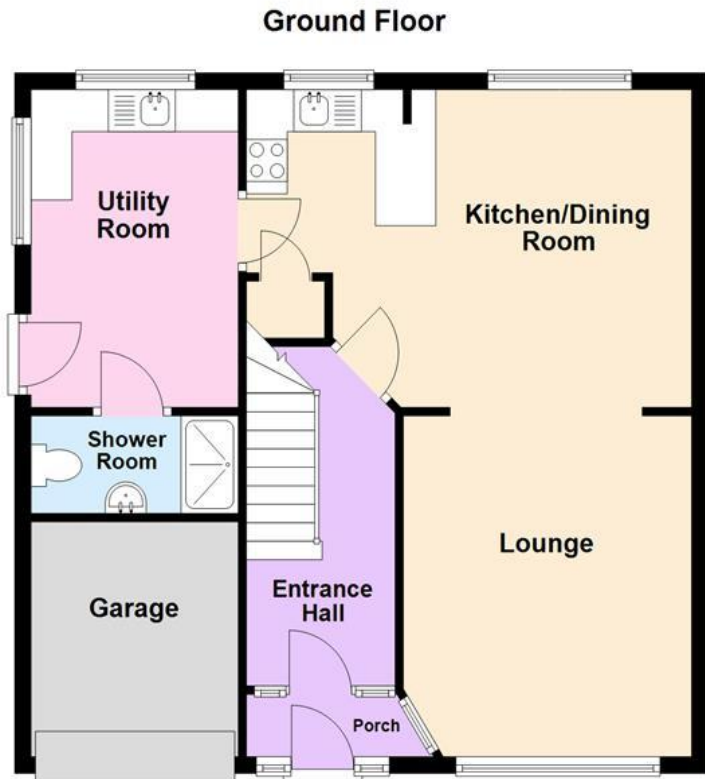






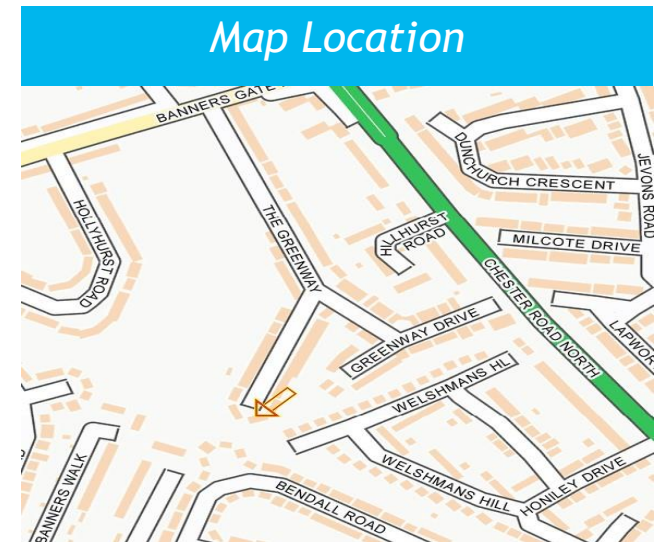
# Floor Plan

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	62 D	
39-54	E		
21-38	F		
1-20	G		









### **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: 3<sup>rd</sup> September 2024