



The Greenway,
Sutton Coldfield, B73 6SE

£310,000

Paul Carr estate agents are delighted to bring to the market this extended three bedroom semi detached family home, having wonderful views over 'The Greenway' to the front of the property and being within 0.5 miles of Sutton Parks 2400 acre national nature reserve. Excellent transport links are also nearby, and Princess Alice retail park is within a mile of the property.

Internally, the property comprises a porch leading to welcoming entrance hall, through lounge/diner, extended kitchen/breakfast room, three well proportioned bedrooms, a bathroom and separate WC.

Externally the property has a block paved driveway with access to the garage and lawn to the front, and a north east facing rear garden, having a patio area, laid to lawn, mature shrubbery and fenced borders.

Internal viewing is highly recommended to appreciate the location, size and potential of this property, which further benefits from being sold with no onwards chain!

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



Accommodation

Entrance Porch

Entrance Hall

15' 3" x 5' 11" (4.64m x 1.80m)

Lounge/Dining Room

28' 5" (into bay) x 10' 5" (8.65m x 3.17m)

Kitchen/Breakfast Room

18' 1" (max) x 16' 9" (max) (5.51m x 5.10m)

Garage

15' 10" x 8' 7" (4.82m x 2.61m)

First Floor Landing

Bedroom One

14' 9" x 10' 3" (4.49m x 3.12m)

Bedroom Two

14' 3" (into bay) x 10' 4" (4.34m x 3.15m)

Bedroom Three

8' 0" x 10' 0" (2.44m x 3.05m)

Shower Room

5' 6" x 8' 6" (1.68m x 2.59m)

WC

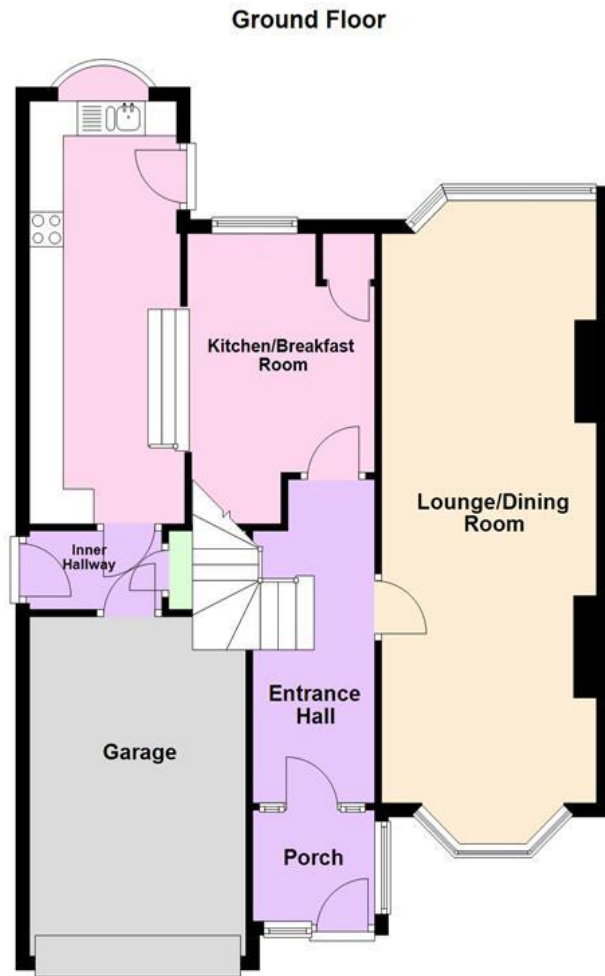
5' 6" x 2' 7" (1.68m x 0.79m)





Floor Plan

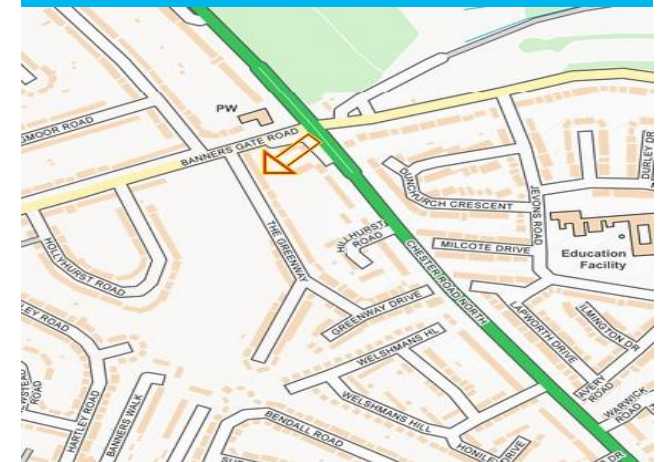
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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: 11th September 2024