



Hundred Acre Road, Streetly  
Sutton Coldfield, B74 2LB

**£350,000**

Welcome to Hundred Acre Road, a three bedroom detached family home, situated within close proximity of reputable local schools, public transport links with convenient shops and restaurants also nearby.

Internally the property comprises an entrance hall, spacious lounge to the front, L shape kitchen/dining room to the rear, first floor landing, three well proportioned bedrooms, a bathroom and separate WC.

To the front of the property is a driveway providing off road parking for multiple vehicles and access to the garage, and to the rear is an enclosed garden with a patio area and mostly laid to lawn.

Internal viewing is highly recommended to appreciate the size, location and potential of this wonderful family home.

Tenure: The vendor has informed us the property is Freehold.

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



## Ground Floor Accommodation

**Entrance Hall**

**Lounge**

16' 5" x 11' 0" (5.00m x 3.35m)

**L Shape Kitchen/Dining Room**

19' 4" (max) x 16' 5" (max) (5.89m x 5.00m)

**Garage**

## First Floor Accommodation

**First Floor Landing**

**Bedroom One**

16' 5" x 11' 0" (5.00m x 3.35m)

**Bedroom Two**

14' 0" x 7' 8" (4.26m x 2.34m)

**Bedroom Three**

8' 5" x 9' 6" (2.56m x 2.89m)

**Bathroom**

6' 4" x 5' 8" (1.93m x 1.73m)

**WC**

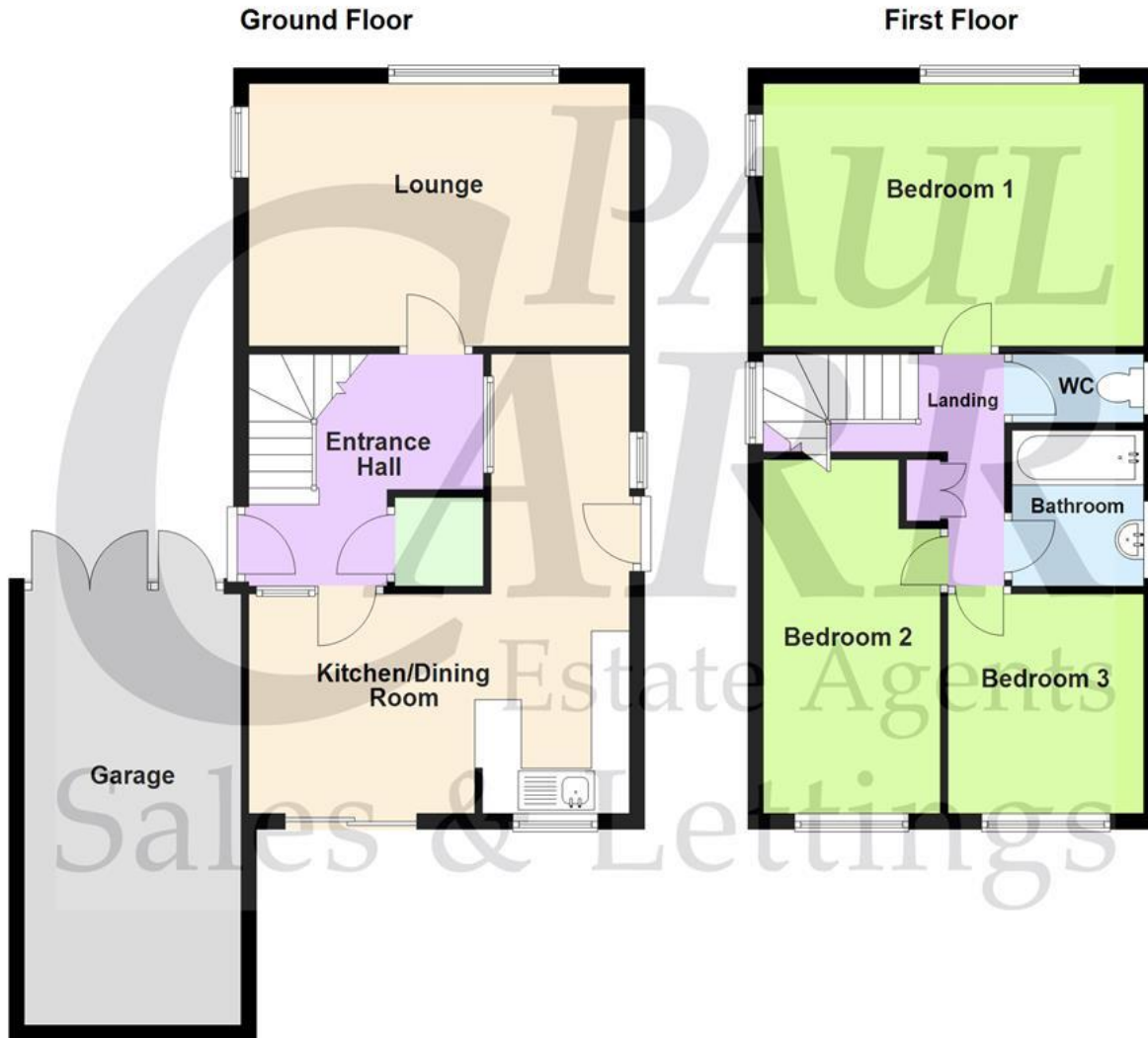
5' 8" x 2' 11" (1.73m x 0.89m)





# 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		83 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: 13<sup>th</sup> September 2024