



Bakers Lane, Streetly
Sutton Coldfield, B74 2AX

£450,000

Paul Carr Estate Agents are extremely proud to bring to market this stunning three-bedroom semi-detached family home which has been presented and extended to an incredibly high standard and ticks all the boxes for modern living. The property is located in a highly sought after location with Royal Sutton Park nearby along with popular local schooling (catchments should be checked), local amenities and transport links.

The immaculately presented and spacious accommodation comprises porch, welcoming reception hallway, living room with 'walk in' bay window and the main focal point of the room being a feature fireplace. Off the hallway is a beautiful extended kitchen/diner and family room which offers immediate 'WOW' factor and is the perfect place for entertaining and enjoying time with your family. The kitchen has been fitted to comprise a range of matching wall and base level units with work-surface over, and matching feature central island. Completing the ground floor is a downstairs guest wc, and utility area with space and plumbing for an automatic washing machine.

On the first floor, the accommodation comprises three double bedrooms with the third bedroom having a range of fitted, mirrored wardrobes and luxury family bathroom. The bathroom is a wonderful feature of this incredible family home and has been individually designed by the current owners to incorporate a walk-in shower, free standing bath, low flush wc and wall mounted hand wash basin. Being tiled with contrasting colours and a marble feature wall.

Outside to the rear the property has a patio area, being laid to lawn and further patio area to the rear making an ideal location for al-fresco dining. The property further benefits from off road parking, and garage. Internal viewing is strongly recommended to appreciate the size and standard of accommodation on offer!

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 and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Hallway

Living Room 17' 7" max x 10' 3" max (5.36m x 3.12m)

Open Plan Kitchen/Diner and Family Room 22' 1" max x 24' 3" max (6.73m x 7.39m)

Guest wc 6' 7" max x 3' 5" max (2.01m x 1.04m)

Utility Room 8' 9" max x 10' 2" max (2.66m x 3.10m)

First Floor Landing

Bedroom 1 14' 5" max x 10' 6" max (4.39m x 3.20m)

Bedroom 2 11' 0" max x 10' 5" max (3.35m x 3.17m)

Bedroom 3 9' 10" to fitted wardrobes x 8' 8" (2.99m x 2.64m)

Luxury Bathroom 9' 10" max x 7' 5" max (2.99m x 2.26m)

Outside

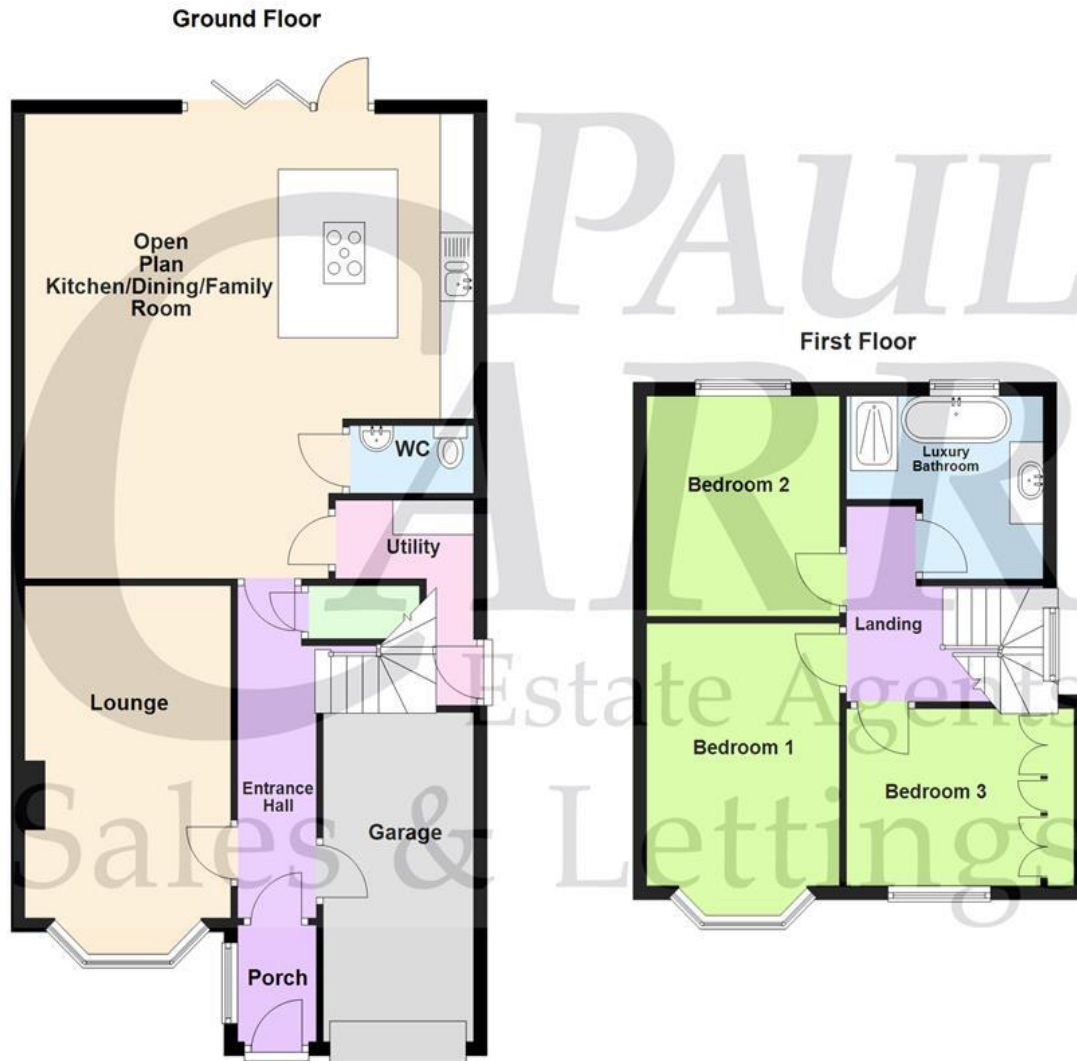
Garage 14' 10" x 7' 6" (4.52m x 2.28m)





Floor Plan

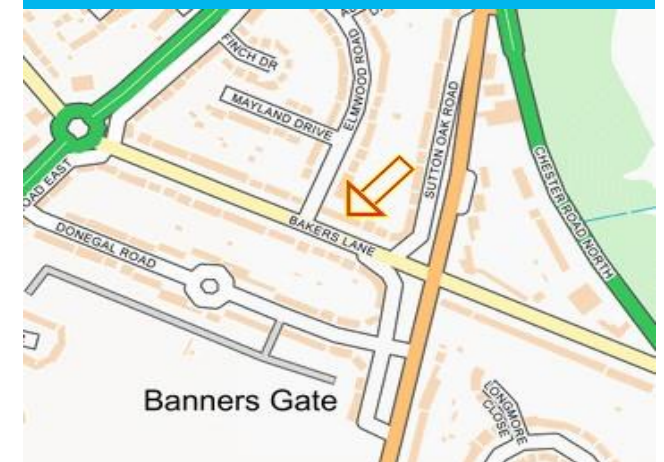
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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: 20th September 2024