



Elmtree Road, Streetly
Sutton Coldfield, B74 3RY

£365,000

Streetly

£365,000



Paul Carr Estate Agents are delighted to bring to market this immaculately presented and spacious three bedroom semi-detached family home. Being positioned on a desirable corner plot, and offering potential to extend (subject to all relevant permissions being obtained). This is a rare opportunity not to be missed. The property is located on a highly sought after road, with access to popular local schooling (catchments should be checked), local amenities and transport links.

Approached via driveway and wrap around fore garden leading to a impressive reception hallway which sets the tone for the rest of this stunning family home. Off the hallway is a charming lounge area with walk - in bay window, feature media wall and double door leading to the dining area with open plan access to fitted kitchen. The kitchen is fitted with a range of wall, drawer and base level units with work surface over, incorporating a stainless steel sink unit with drainer and mixer taps, and integrated oven and hob with extractor fan over. Completing the ground floor accommodation is a guest wc.

On the first floor the accommodation boasts three well proportioned bedrooms with the master bedroom benefiting from fitted wardrobes and being dual aspect. The family bathroom has been thoughtfully fitted with a four piece suite comprising low flush wc unit, pedestal hand wash basin, panelled bath, double walk in shower cubicle and complementary tiling to walls.

Outside there is a stunning family friendly rear garden which is ideal for entertaining and al-fresco dining, being mainly laid to lawn with patio area and enclosed boundaries. The property further benefits from garage and off road parking.

Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.





Property Specification

IMMACULATLY PRESENTED THROUGHOUT
THREE WELL PROPORTIONED BEDROOMS
BATHROOM WITH FOUR PIECE SUITE
LOUNGE
DINING AREA

Reception Hallway 13' 4" max x 10' 2" max (4.06m x 3.10m)

Lounge 14' 3" max x 11' 1" max (4.34m x 3.38m)

Dining Area 15' 9" max x 9' 9" max (4.80m x 2.97m)

Fitted Kitchen 10' 3" max x 6' 8" max (3.12m x 2.03m)

Guest wc 4' 6" x 2' 10" (1.37m x 0.86m)

Bedroom 1 13' 10" max x 9' 11" max (4.21m x 3.02m)

Bedroom 2 14' 2" max x 10' 0" max (4.31m x 3.05m)

Bedroom 3 9' 11" x 6' 8" (3.02m x 2.03m)

Bathroom 10' 1" x 6' 9" (3.07m x 2.06m)

Garage

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: 23rd September 2024

Viewer's Note:

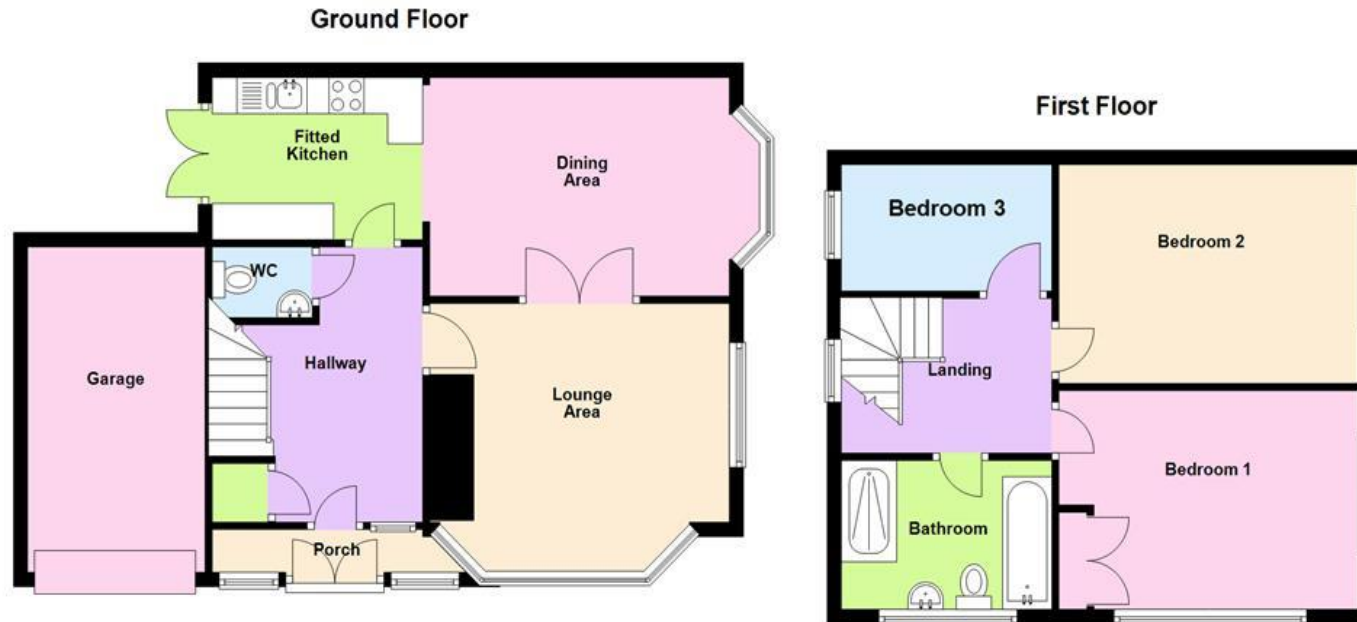
Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

