



Field Maple Road, Streetly  
Sutton Coldfield, B74 2AD

Offers in the Region Of £750,000



Welcome to Field Maple Road, a highly desirable Streetly location, conveniently positioned for popular local schooling (catchments should be checked), local amenities and transport links. The property is set back from the road behind a multi-vehicle driveway and is being presented to an extremely high standard with the accommodation boasting welcoming reception hallway, offering a striking first impression which sets the tone for the rest of the property.

Accessed off the hallway there is a charming and spacious living room with bay window to fore, a formal dining room enjoying views to rear, an immaculate open plan fitted kitchen with family room which offers immediate 'WOW' factor. The kitchen is fitted with a range of wall, and base level units with feature central island. Completing the ground floor accommodation is a guest wc and utility room.

Upon entering the first floor you are greeted by bright gallery landing which gives an immediate feeling of space with doors off to all four double bedrooms and family bathroom. The generous master bedroom suite benefits from a walk-in wardrobe/dressing room and en-suite bathroom with a four piece suite comprising low flush wc unit, hand wash basin, bath and shower cubicle with complementary tiling. The second bedroom has an en-suite shower room with low flush wc unit, hand wash basin and shower cubicle.

Outside of this executive style family home is a multi-vehicle driveway, integrated double garage and desirable tiered garden which is a great place for entertaining and al-fresco dining.





**PORCH**

**RECEPTION HALLWAY**

**LOUNGE 19' 2" max x 12' 9" max (5.84m x 3.88m)**

**Dining Room 12' 1" x 12' 2" (3.68m x 3.71m)**

**KITCHEN/DINER FAMILY ROOM 14' 9" max x 26' 3" max (4.49m x 7.99m)**

**Utility Room 11' 4" x 5' 1" (3.45m x 1.55m)**

**Guest wc 6' 8" x 3' 7" (2.03m x 1.09m)**

**First Floor Landing**

**Master Bedroom Suite 12' 10" x 12' 11" (3.91m x 3.93m)**

**Dressing Room 7' 4" max x 7' 2" max (2.23m x 2.18m)**

**En-suite Bathroom 8' 11" max x 7' 7" max (2.72m x 2.31m)**

**Bedroom 2 12' 7" x 11' 4" (3.83m x 3.45m)**

**En-Suite Shower Room 7' 1" max x 5' 8" max (2.16m x 1.73m)**

**Bedroom 3 13' 2" max x 9' 9" max (4.01m x 2.97m)**

**Bedroom 4 12' 9" into bay x 11' 6" max (3.88m x 3.50m)**

**Family Bathroom 7' 10" max x 6' 11" max (2.39m x 2.11m)**

**Outside**

**Garage 16' 3" x 20' 3" (4.95m x 6.17m)**







# 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		82 B
69-80	C	76 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: 26th September 2024