



Manor Road, Streetly,
Sutton Coldfield, B74 3NF

Offers in Excess of £550,000

Welcome to Manor Road, on one of the most desirable and highly sought after roads within Streetly.

The property is well served by highly regarded local schooling (catchments should be checked), local amenities and transport routes, as well as Royal Sutton Park.

The property is set back from the road behind a multi-vehicle driveway giving access to front door into a welcoming reception hallway. Off the hallway is a generous lounge with bay window to fore, a second reception room which offers versatile living space to suit your family's needs.

There is a striking and beautiful extended kitchen diner, with a range of units and open plan access to a family room with stunning views to the rear garden, completing the ground floor accommodation is a guest wc, and utility room.

The spacious first floor accommodation boasts five bedrooms, including a stunning master bedroom suite, with fitted wardrobes and en-suite shower room. The second bedroom has a range of fitted wardrobes and en-suite shower room.

Outside the property has a multi-vehicle driveway to fore, well manicured wrap around rear garden and integral garage.

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



Ground Floor Accommodation

Entrance Hall 15' 6" x 6' 5" (4.72m x 1.95m)

Lounge 13' 11" (into bay) x 12' 5" (4.24m into bay x 3.78m)

Dining Room 11' 11" x 10' 5" (3.63m x 3.17m)

Kitchen/Dining/Family Room 15' 8" (max) x 26' 8" (max)
(4.77m (max) x 8.12m (max))

Utility Room 5' 9" x 8' 10" (1.75m x 2.69m)

Office 5' 9" x 8' 10" (1.75m x 2.69m)

W.C.

Garage 16' 1" x 8' 8" (4.90m x 2.64m)

First Floor Accommodation

Bedroom One 11' 2" x 12' 9" (3.40m x 3.88m)

En-suite 8' 3" x 3' 11" (2.51m x 1.19m)

Bedroom Two 11' 11" (max) x 15' 4" (3.63m (max) x 4.67m)

En-suite

Bedroom Three 14' 6" (into bay) x 10' 1"
(4.42m (into bay) x 3.07m)

Bedroom Four 11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom Five 8' 4" x 6' 11" (2.54m x 2.11m)

Family Bathroom 8' 4" x 8' 5" (2.54m x 2.56m)











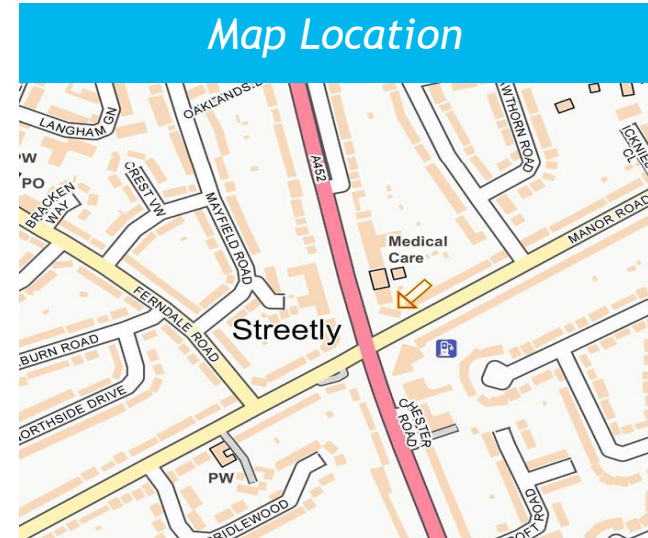
Floor Plan

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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 January 2024