



Foley Wood Close, Streetly
Sutton Coldfield, B74 3PJ

Offers Over £400,000

Welcome to Foley Wood Close, a highly desirable Streetly location positioned conveniently for local schools (catchments should be checked), transport links and amenities.

Being presented to a high standard throughout the accommodation boasts a welcoming hallway with access to spacious lounge with open plan access to the dining area, versatile multi-use room which can be used to suit your needs, and impressive fitted kitchen diner, three well proportioned bedrooms and luxury family bathroom. The bathroom has been thoughtfully fitted to comprise a low flush wc unit, hand wash basin, feature bath and walk in shower.

The property benefits from driveway and charming rear garden with decked patio area which makes an ideal location for al-fresco dining and entertaining.

Viewing essential!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

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



Entrance Hallway

Multi-Purpose Room 14' 6" x 7' 3" (4.42m x 2.21m)

Fitted Kitchen Diner 12' 3" x 9' 6" (3.73m x 2.89m)

Lounge 12' 1" x 17' 11" (3.68m x 5.46m)

Dining Area 7' 4" x 17' 8" (2.23m x 5.38m)

First Floor Landing

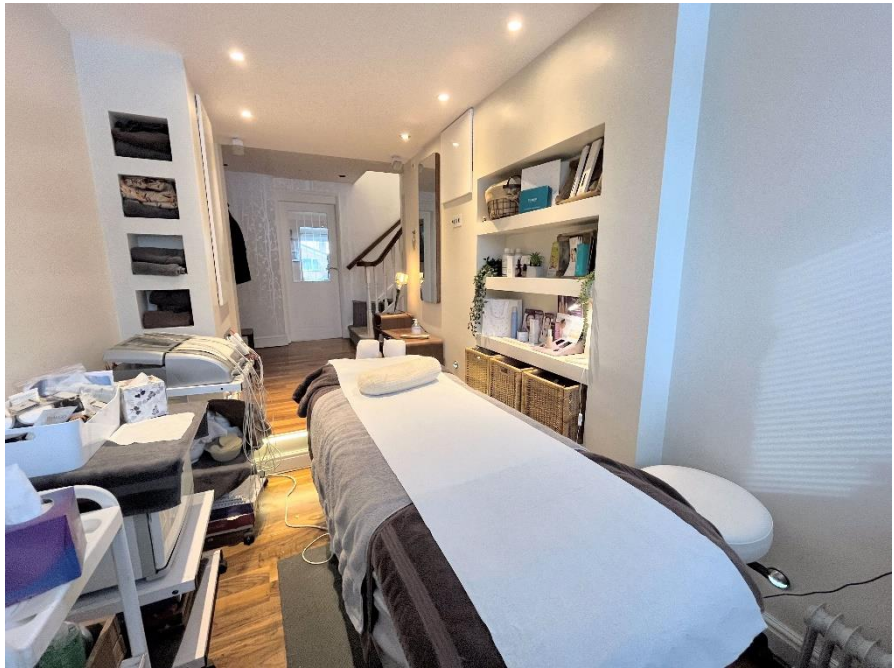
Bedroom 1 12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom 2 9' 1" x 11' 10" (2.77m x 3.60m)

Bedroom 3 13' 0" x 6' 7" (3.96m x 2.01m)

Bathroom





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		
69-80	C		79 C
55-68	D		
39-54	E	51 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: 10th October 2024