



Foley Road West, Streetly  
Sutton Coldfield, B74 3NZ

**Offers Over £475,000**



Paul Carr Estate Agents are delighted to bring to market this immaculately presented four bedroom semi detached family home which has been extended and modernised to an extremely high standard throughout and a key feature being a stunning kitchen diner/family room.

Located in a much sought after location on a popular road in Streetly this property should be top of your viewing list!

Local reputable schools are close by (school catchment areas should be checked) as well as being within easy reach of Sutton Park's 2400 acre national nature reserve, the property would be an ideal purchase for a family.

The property is set back from the road behind a multi-vehicle driveway leading to side door and front door into the hallway.

Upon entering the property you are greeted by an impressive reception hallway which offers a striking first impression which sets the tone for the rest of the property.

A superb and generous living room with window to fore and feature 'walk-in' bay window. The family orientated kitchen offers an immediate 'WOW' factor and is a key feature of this sublime home. Being individually designed and features areas for cooking, dining and relaxing. Accessed via the kitchen is a well presented and thoughtfully designed utility room with door leading to downstairs shower room and fourth bedroom. The downstairs bedroom offers superb living space for a multi-generation family. The first floor accommodation boasts three well proportioned bedrooms and stunning family shower room. The beautiful shower room is fitted with a suite comprising low flush wc unit, hand wash basin, shower cubicle and complimentary tiling to walls. To the rear of the property is a family friendly garden being mainly laid to lawn, with paved patio area which makes a stunning location for entertaining and al fresco dining. Internal viewing is considered essential 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

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](mailto:Streetly@paulcarrestateagents.co.uk)





## Accommodation

### Hallway

### Lounge

12' 7" into bay x 11' 1" max (3.83m x 3.38m)

### Extended Kitchen Diner/Family Room

27' 7" max x 15' 11" max (8.40m x 4.85m)

### Inner Lobby

### Ground Floor Shower Room

9' 6" x 2' 10" (2.89m x 0.86m)

### Bedroom 4

13' 10" max x 7' 5" max (4.21m x 2.26m)

### First Floor Landing

### Bedroom 1

12' 10" max x 12' 6" max (3.91m x 3.81m)

### Bedroom 2

11' 1" max x 9' 5" max (3.38m x 2.87m)

### Bedroom 3

8' 0" x 6' 7" (2.44m x 2.01m)

### Shower Room

11' 8" max x 5' 11" max (3.55m x 1.80m)

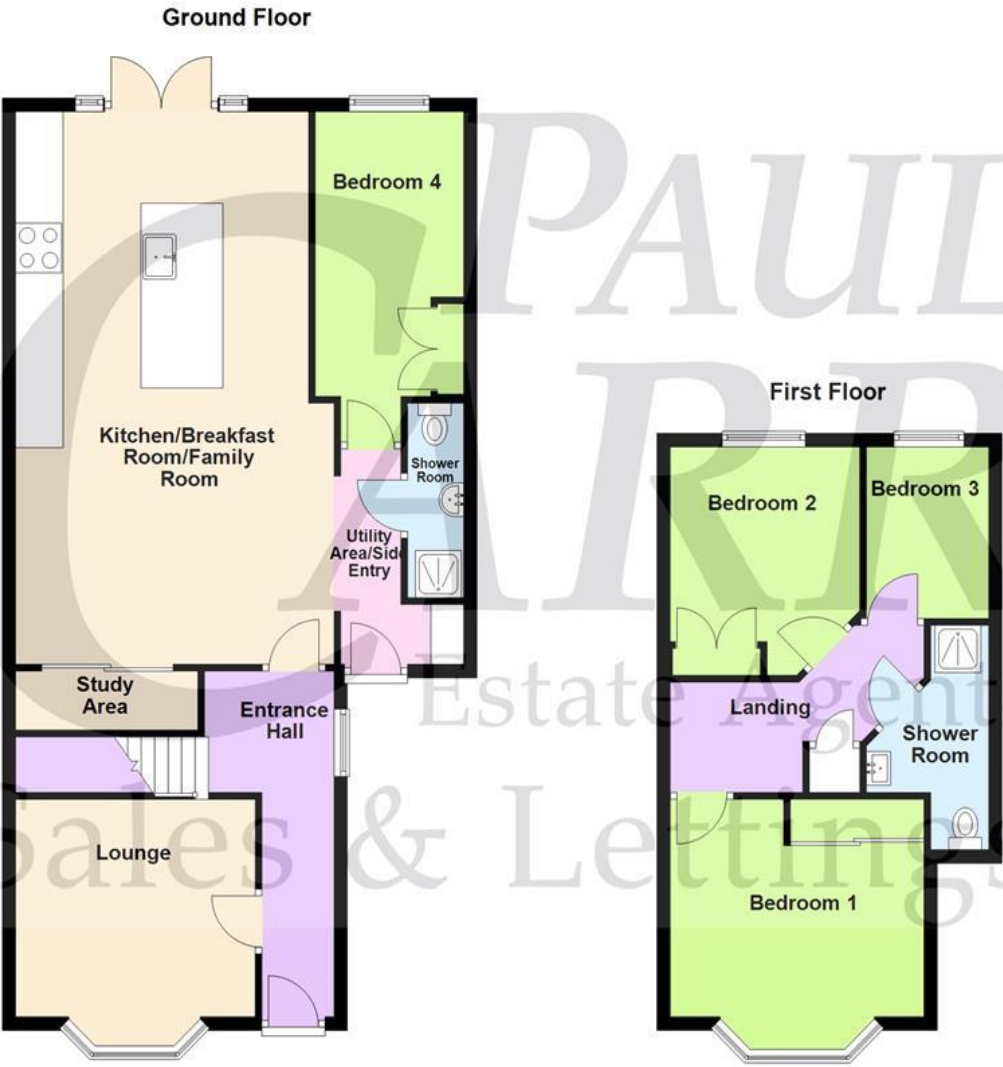






# Floor Plan

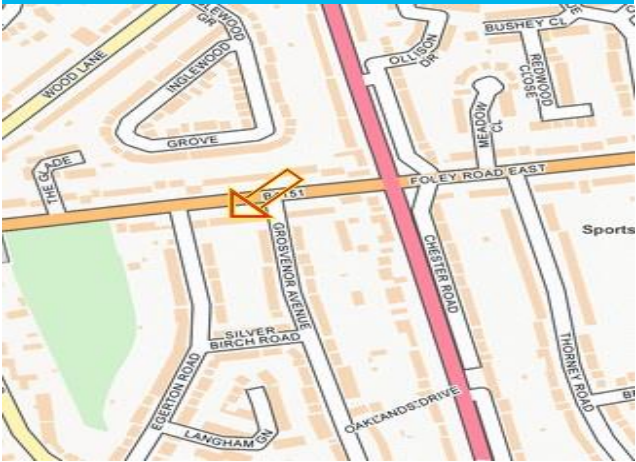
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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: 21/10/2024