



Limetree Road, Streetly
Sutton Coldfield, B74 3SG

Offers in the Region Of £365,000

Welcome to Limetree Road, a three bedroom semi detached family home situated on a popular residential road within Streetly.

Approached via a block paved driveway and front garden, having access to the detached garage and side access to the rear garden, the property comprises an entrance porch, modern and cosy lounge with an opening into the contemporary kitchen/dining room and access to the conservatory. The first floor has a landing with doors off to the three bedrooms and a family bathroom.

To the rear of the property is a good size west facing garden, having a patio area, side door to the garage, mainly laid to lawn with shrubbery and fence borders.

The property has potential to extend (subject to obtaining the relevant permissions).

Internal viewing is highly recommended to fully appreciate this beautiful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



Accommodation

Entrance Hall

Lounge

13' 7" x 12' 7" (4.14m x 3.83m)

Kitchen/Dining Room

15' 7" x 10' 4" (4.75m x 3.15m)

Conservatory

8' 3" x 9' 1" (2.51m x 2.77m)

Detached Garage

First Floor Landing

Bedroom One

13' 4" x 8' 11" (4.06m x 2.72m)

Bedroom Two

9' 4" x 9' 2" (2.84m x 2.79m)

Bedroom Three

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

Family Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

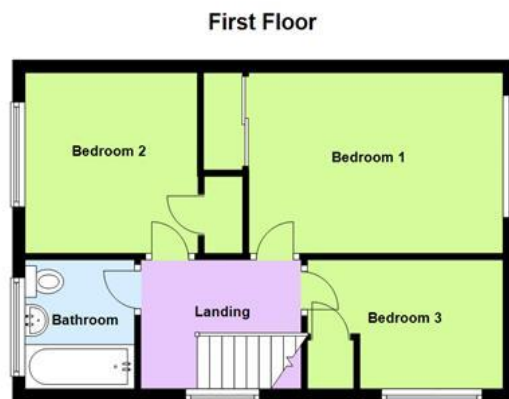






Floor Plan

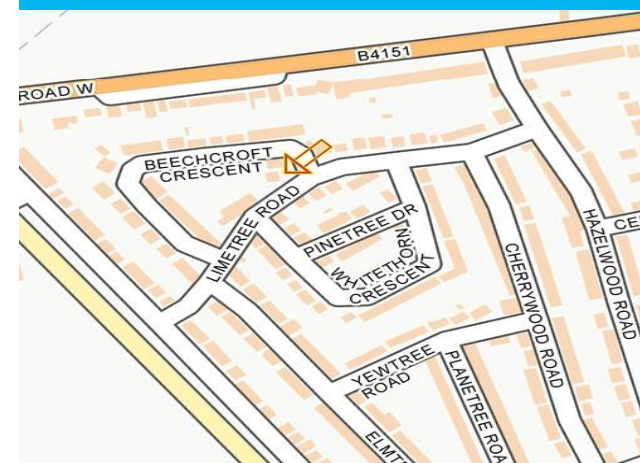
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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: 19th November 2024