



Cherrywood Road, Streetly  
Sutton Coldfield, B74 3RT

Offers in the Region Of £367,500



Paul Carr Estate Agents are delighted to bring to market this immaculately presented, three bedroom semi detached family home which has been recently re-furbished to an extremely high standard throughout. 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 garage and front door into the hallway. Upon entering the property you are greeted by an impressive reception hallway which offers a striking first impression setting the tone for the rest of the property. There is a superb and generous living room with window to fore and to the rear is a family orientated kitchen offering an immediate 'WOW' factor and is a key feature of this sublime home. Being thoughtfully designed and featuring areas for cooking, dining and relaxing.

The first floor accommodation boasts three well proportioned bedrooms and stunning family bathroom. The beautiful bathroom is fitted with a suite comprising low flush wc unit, hand wash basin, bath with shower over and shower screen and having complimentary tiling to floor and walls.

To the rear of the property is a family friendly garden being mainly laid to lawn, with patio area making a stunning location for entertaining and al fresco dining.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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](mailto:Streetly@paulcarrestateagents.co.uk)



## Accommodation

### Entrance Hallway

#### Lounge

13' 11" max x 11' 5" max (4.24m x 3.48m)

#### Fitted Kitchen Diner

19' 7" max x 15' 1" max (5.96m x 4.59m)

### First Floor Accommodation

#### Bedroom 1

11' 11" x 11' 5" (3.63m x 3.48m)

#### Bedroom 2

11' 11" x 11' 5" (3.63m x 3.48m)

#### Bedroom 3

8' 5" x 7' 10" (2.56m x 2.39m)

#### Family Bathroom

8' 5" max x 7' 10" max (2.56m x 2.39m)

### Outside

#### Garage

16' 2" x 8' 3" (4.92m x 2.51m)





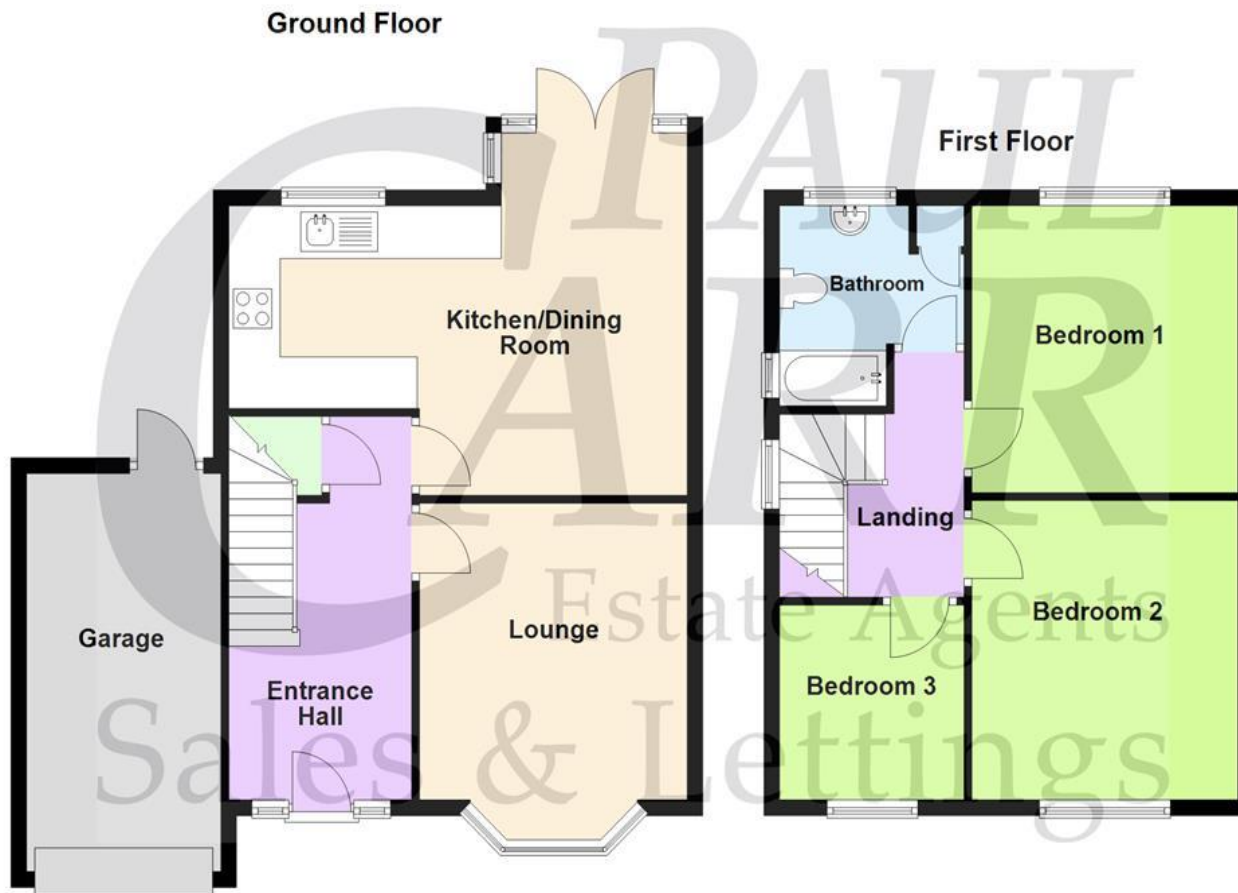






# Floor Plan

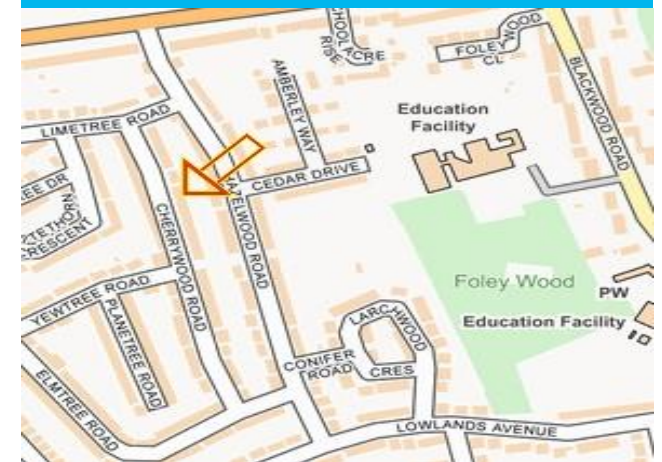
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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: 20th January 2025

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