



Bushey Close, Streetly  
Sutton Coldfield, B74 3JG

Offers Over £490,000



Welcome to Bushey Close, a highly desirable location, in the heart of Streetly just off Carlton Avenue, within close proximity to local amenities and reputable schools (catchments should be checked) this property will surely be in high demand.

Set back from the road behind a lawned fore garden and driveway leading to side garage and porch.

Upon entering the property you are greeted by a reception hallway, with stairs to first floor accommodation and door leading to a ground floor guest wc, a charming lounge with bow window to fore, a fitted breakfast kitchen which comprises a range of matching wall, drawer and base level units and door leading off to the utility room and dining room. The dining room has patio doors giving access to the rear garden and the utility room has a range of wall and base level units, sink unit with drainer and taps over, space and plumbing for a washing machine, space for a tumble dryer and space for further white goods.

On the first floor, the accommodation boasts four well proportioned bedrooms and family shower room. The shower room has been thoughtfully fitted with a suite comprising walk in shower cubicle, low flush wc unit and wall hand wash basin.

Outside, to the rear of the property is a wonderful garden laid mainly to lawn with patio area and enclosed boundaries.

Tenure: We can confirm the property is Freehold.

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

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)







**Porch**

**Hallway**

**Guest wc**

**5' 4" x 3' 6" (1.62m x 1.07m)**

**Lounge**

**16' 6" max x 12' 1" max (5.03m x 3.68m)**

**Dining Room**

**12' 0" x 10' 2" (3.65m x 3.10m)**

**Breakfast Kitchen**

**15' 10" x 9' 7" (4.82m x 2.92m)**

**Utility Room**

**10' 1" x 8' 9" (3.07m x 2.66m)**

**First Floor Landing**

**Bedroom 1**

**13' 3" max x 11' 8" max (4.04m x 3.55m)**

**Bedroom 2**

**10' 7" x 10' 9" (3.22m x 3.27m)**

**Bedroom 3**

**9' 9" x 7' 4" (2.97m x 2.23m)**

**Bedroom 4**

**9' 8" x 6' 11" (2.94m x 2.11m)**

**Shower Room**

**10' 2" x 5' 6" (3.10m x 1.68m)**

**Garage**

**22' 2" x 9' 7" (6.75m x 2.92m)**

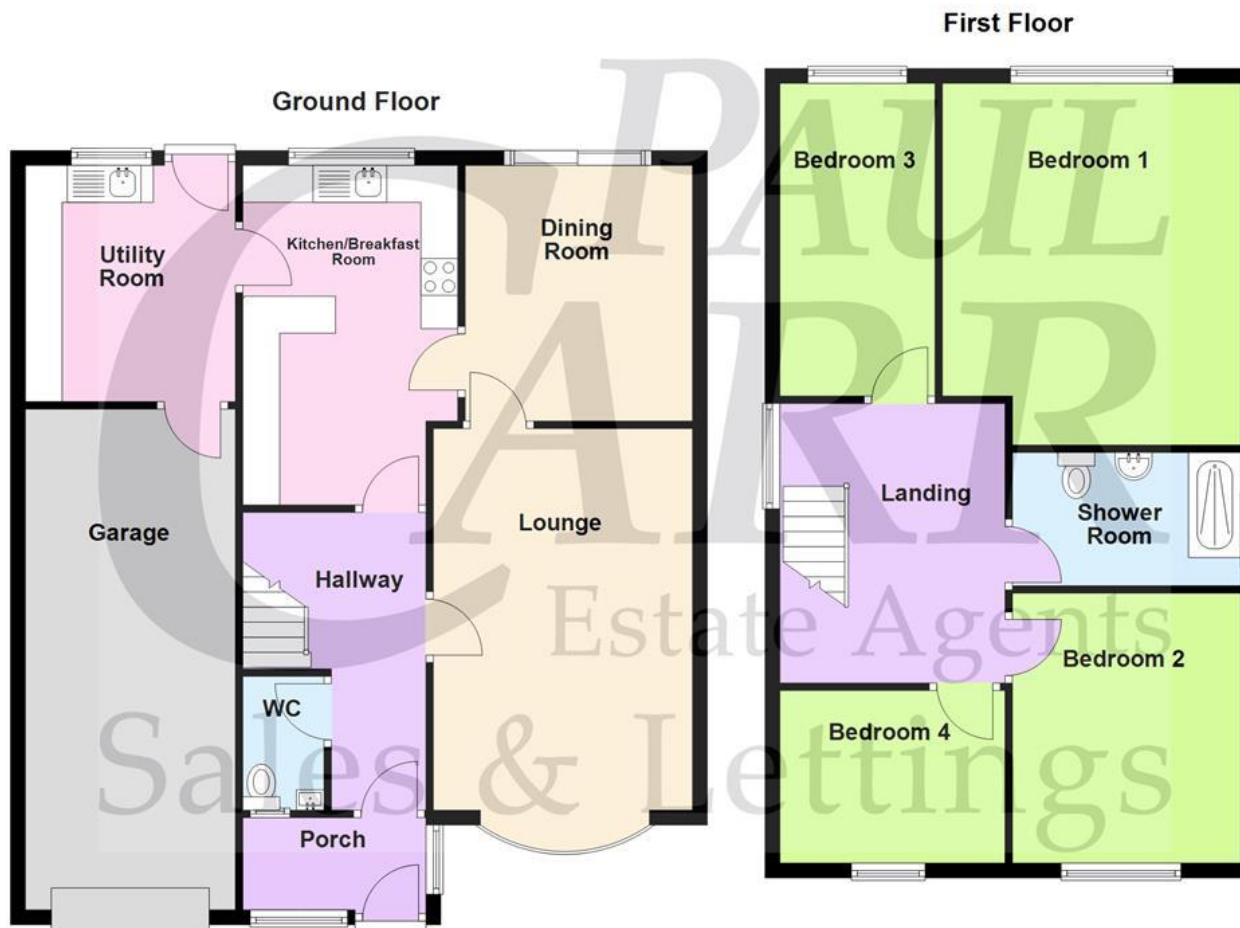






# Floor Plan

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		
55-68	D	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: 20/11/24

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.