



Hundred Acre Road, Streetly
Sutton Coldfield, B74 2BJ

£325,000

Located in the desirable area of Streetly, Sutton Coldfield, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern living and practicality.

As you step through the welcoming porch and into the entrance hall, you are greeted by a warm and inviting atmosphere. The modern fitted kitchen is designed to a high standard, featuring a stylish breakfast bar, ideal for casual dining. The spacious lounge and dining area provide a comfortable setting for both relaxation and entertaining, with doors leading seamlessly into the conservatory, offering additional living space with views over the garden.

A side entrance provides convenient access to the garage, which includes a useful utility area, ensuring ample storage and practicality.

Upstairs, the property boasts three generously sized double bedrooms, a family bathroom, and a separate WC, making it ideal for a growing family.

Externally, the front of the property benefits from off-road parking for multiple vehicles. The rear garden enjoys a sought-after north-west facing aspect, offering a patio area for outdoor seating, a well-maintained lawn, and mature shrubbery, all enclosed by secure fenced borders.

Situated within close proximity to highly regarded local schools, excellent transport links, and a range of amenities, this home is perfectly positioned for convenience and family life.

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



Accommodation

Entrance Porch

11' 10" x 4' 10" (3.60m x 1.47m)

Entrance Hall

Lounge/Dining Room

20' 7" x 10' 1" (6.27m x 3.07m)

Conservatory

13' 5" x 10' 8" (4.09m x 3.25m)

Kitchen/Breakfast Room

11' 11" x 7' 10" (3.63m x 2.39m)

Side Passage

Garage/Utility Area

15' 11" x 8' 5" (4.85m x 2.56m)

First Floor Landing

Bedroom One

12' 0" x 10' 0" (3.65m x 3.05m)

Bedroom Two

12' 1" x 8' 0" (3.68m x 2.44m)

Bedroom Three

10' 0" x 8' 2" (3.05m x 2.49m)

Bathroom

5' 9" x 5' 1" (1.75m x 1.55m)

WC

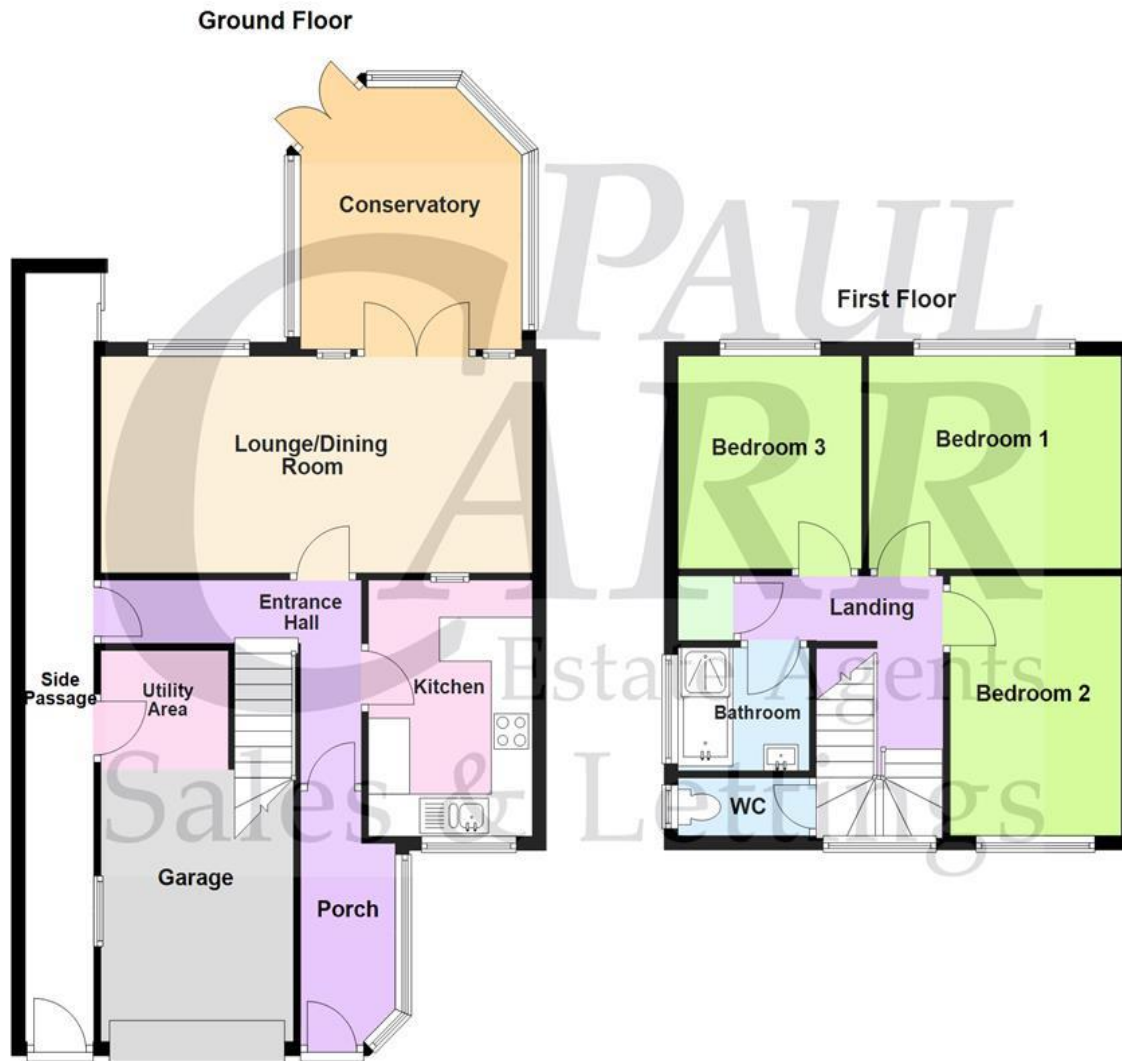
5' 1" x 2' 11" (1.55m x 0.89m)





Floor Plan

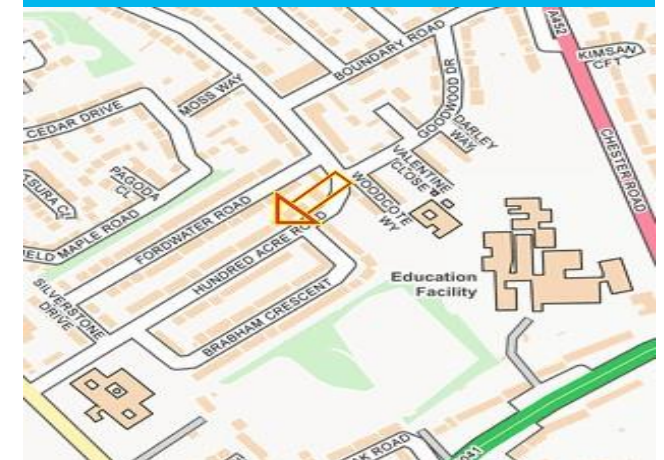
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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: 3rd February 2025