



Rangeview Close, Streetly
Sutton Coldfield, B74 2BX

Offers in the Region Of £725,000

Nestled in the highly sought-after area of Streetly, this exclusive five-bedroom detached home on Rangeview Close offers the perfect blend of luxury, space, and convenience. Ideally located within close proximity to reputable local schools, excellent transport links, and a range of amenities, this property is perfectly suited for modern family living. Upon arrival, the home boasts a tarmac driveway, providing ample off-road parking for multiple vehicles, alongside a useful double garage.

Stepping inside, the ground floor features a warm and welcoming entrance hall, leading to a bright front lounge, an additional front reception room, a convenient ground floor WC, and a stunning open-plan kitchen/dining/family room at the rear, ideal for entertaining and everyday family life. A separate utility room completes the ground floor accommodation.

The first floor offers a spacious landing, leading to three generously sized double bedrooms and a stylish four-piece family bathroom. The luxurious master suite benefits from a walk-in dressing area and a private en-suite wet room, providing a tranquil retreat.

On the second floor, you will find two additional double bedrooms and a modern shower room, offering flexible living space ideal for growing families, guests, or home offices.

Externally, the property enjoys a private rear garden, featuring a patio area for outdoor seating, a well-maintained lawn, and mature trees and shrubbery, all enclosed for privacy and seclusion.

This impressive home must be viewed internally to fully appreciate its space, style, and premium location. Early viewing is highly recommended!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G 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 Hall 16' 7" x 7' 5" (5.05m x 2.26m)

Lounge 16' 7" x 14' 3" (5.05m x 4.34m)

Reception Room 10' 6" x 12' 7" (3.20m x 3.83m)

Open Plan Kitchen/Dining/Family Room 9' 10" x 35' 3" (2.99m x 10.74m)

Utility 5' 6" x 8' 7" (1.68m x 2.61m)

WC 5' 6" x 3' 4" (1.68m x 1.02m)

Double Garage 17' 1" x 17' 1" (5.20m x 5.20m)

First Floor Landing

Bedroom One 16' 7" x 14' 6" (5.05m x 4.42m)

Dressing Room 9' 11" x 4' 7" (to wardrobe) (3.02m x 1.40m)

En-Suite 9' 9" x 7' 6" (2.97m x 2.28m)

Bedroom Two 12' 9" x 12' 7" (3.88m x 3.83m)

Bedroom Three 9' 10" x 12' 6" (2.99m x 3.81m)

Family Bathroom 9' 11" x 7' 9" (3.02m x 2.36m)

Second Floor Landing

Bedroom Four 17' 5" x 14' 6" (5.30m x 4.42m)

Bedroom Five 17' 5" x 11' 3" (5.30m x 3.43m)

Shower Room 8' 11" x 9' 1" (2.72m x 2.77m)

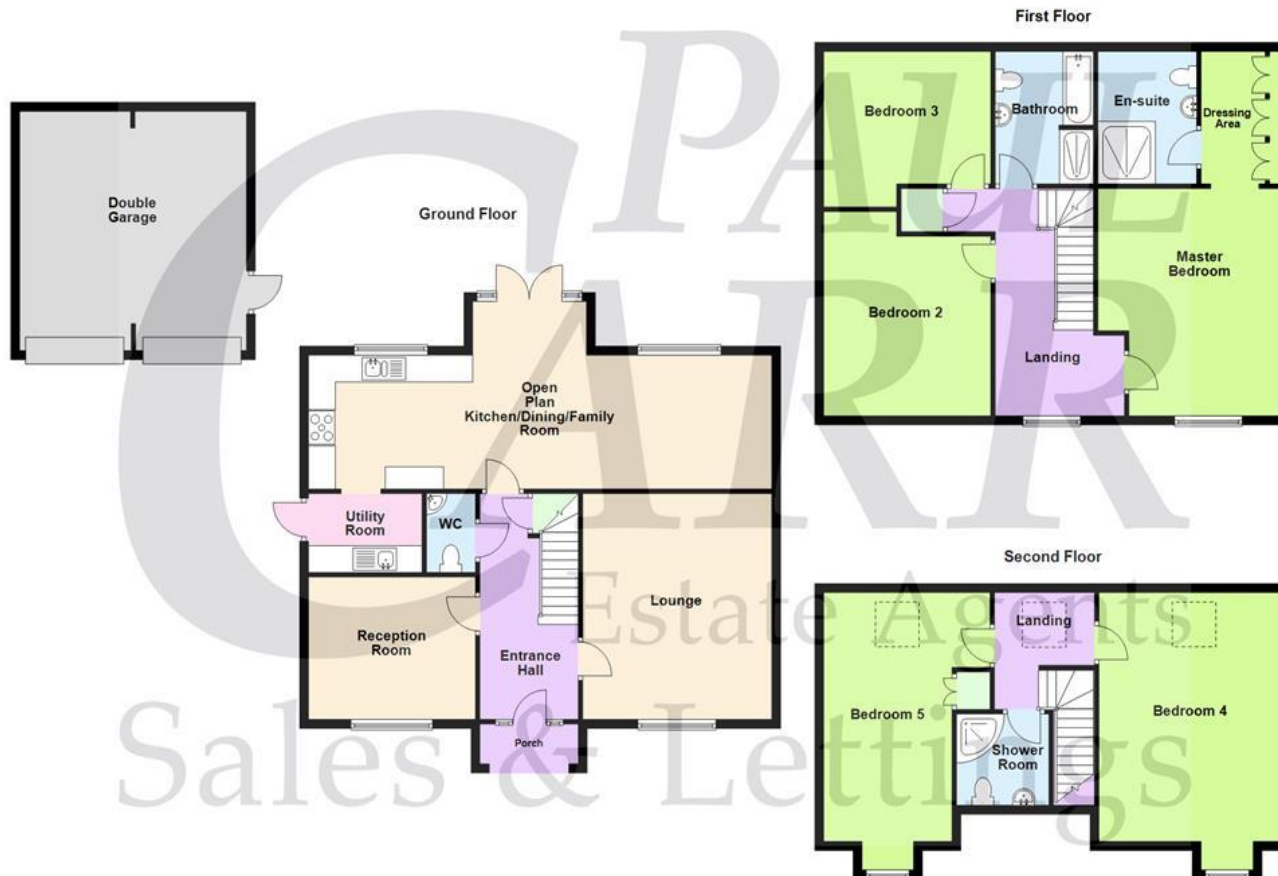






Floor Plan

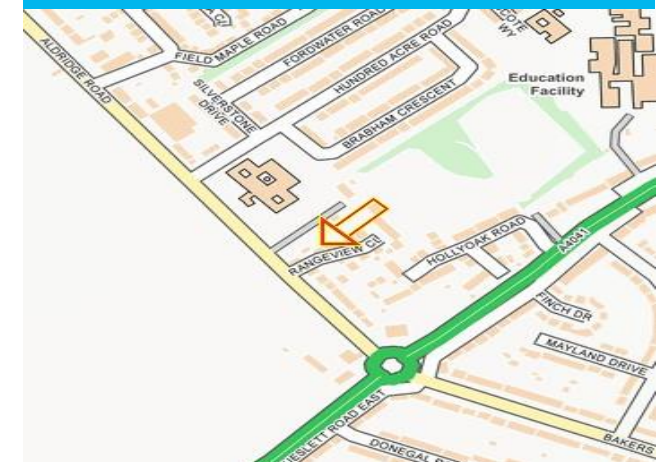
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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: 13th March 2025