



Queensway, Streetly
Sutton Coldfield, B74 2HQ

£435,000

A beautifully presented and generously proportioned four-bedroom link detached family home, tucked away in a quiet cul-de-sac location. This spacious residence features a lounge, modern fitted kitchen/diner, bright conservatory, a garage, and a stunning rear garden. Ideally positioned for convenient access to local shops, excellent transport links, and the natural beauty of Royal Sutton Park.

The ground floor offers a welcoming entrance porch leading into a hallway with access to a guest WC and the integral garage.

The front-facing lounge benefits from a large window and flows through double doors into the well-appointed kitchen/diner, complete with fitted appliances. From here, step into the light-filled conservatory which opens directly onto the rear garden. Upstairs, a bright landing leads to four generously sized bedrooms and a stylish, modern family bathroom.

Externally, the front of the property boasts a spacious paved driveway offering ample off-road parking. To the rear, you'll find a beautifully maintained and private garden featuring a patio area and steps leading to an elevated lawn, all enclosed by fencing for added privacy.

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



Porch 1.87m (6'2") x 0.75m (2'6")

Entrance Hall 6.13m (20'1") max x 2.13m (7')

WC 1.47m (4'10") x 0.67m (2'2")

Living Room 6.02m (19'9") x 3.85m (12'8")

Kitchen/Diner 6.11m (20'1") x 3.19m (10'6")

Conservatory 3.92m (12'10") x 3.20m (10'6")

Garage 10.36m (34') x 2.59m (8'6")

Bedroom 4 2.98m (9'9") x 2.38m (7'10") plus 0.62m (2') x 0.62m (2')

Bedroom 3 3.07m (10'1") x 2.38m (7'10")

Bathroom 2.31m (7'7") x 1.97m (6'6")

Bedroom 1 4.14m (13'7") max x 3.00m (9'10") max

Bedroom 2 4.14m (13'7") max x 2.98m (9'9") max

Cupboard

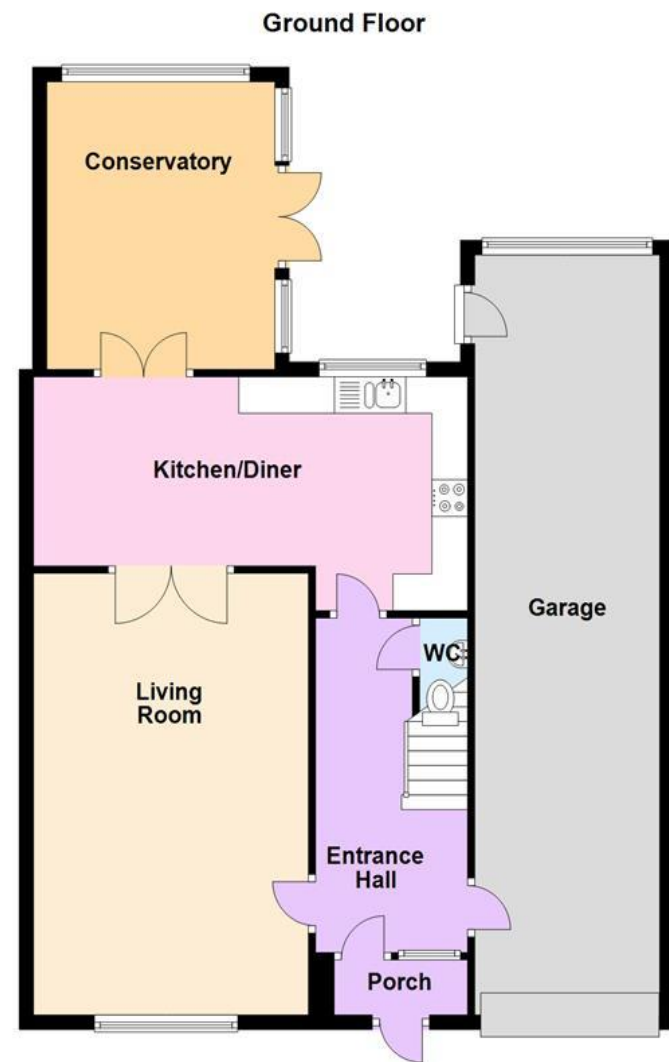
Landing 3.97m (13') x 1.81m (5'11")





Floor Plan

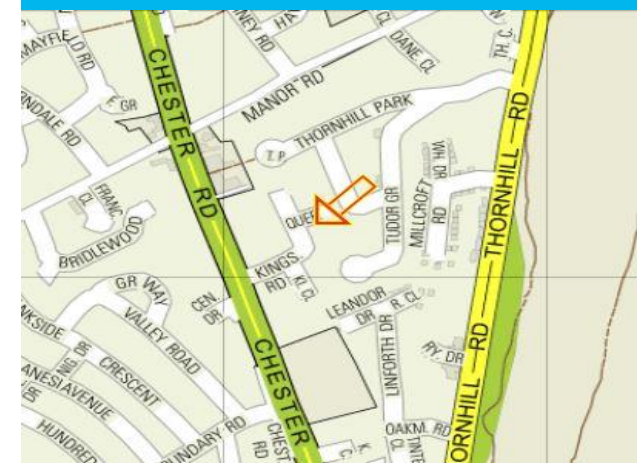
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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: