



Larchwood Crescent, Streetly
Sutton Coldfield, B74 3RB

£295,000

Paul Carr Estate Agents are pleased to present this spacious three-bedroom semi-detached family home, offering fantastic potential in a highly sought-after location.

Ideally situated close to popular schools (catchment areas should be confirmed), local amenities, and excellent transport links, this property is perfect for growing families and commuters alike.

Set back from the road behind a fore garden and driveway, the property benefits from a side garage and a welcoming entrance hall with stairs to the first floor.

The fitted kitchen includes a range of matching wall and base units, a side access door, and a window overlooking the rear garden.

The spacious dual-aspect through lounge and dining room provides an ideal space for relaxing and entertaining.

Upstairs, there are three generously sized bedrooms, all with fitted wardrobes, along with a family bathroom comprising a low flush WC, pedestal wash basin, and a bath with shower over, finished with complementary tiling.

Outside, the well-maintained rear garden features a patio, lawn, and mature planting offering privacy and a peaceful setting.

The property includes a side garage with an up-and-over front door and a rear access door through the side entry.

With scope to modernise and extend (subject to the necessary planning permissions), this much-loved family home is a superb opportunity to make your own mark.

Early viewing is considered essential to avoid missing out.

Tenure: We can confirm the property is Freehold.

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

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



Entrance Hallway

Kitchen

11' 5" max x 8' 7" max (3.48m x 2.61m)

Through Lounge Diner

21' 9" max x 12' 2" max (6.62m x 3.71m)

First Floor Landing

Bedroom 1

10' 5" max x 11' 6" max (3.17m x 3.50m)

Bedroom 2

8' 9" x 11' 6" (2.66m x 3.50m)

Bedroom 3

6' 9" x 8' 5" (2.06m x 2.56m)

Bathroom

5' 5" x 6' 5" (1.65m x 1.95m)

Outside

Side Entry

Garage

17' 9" x 7' 8" (5.41m x 2.34m)

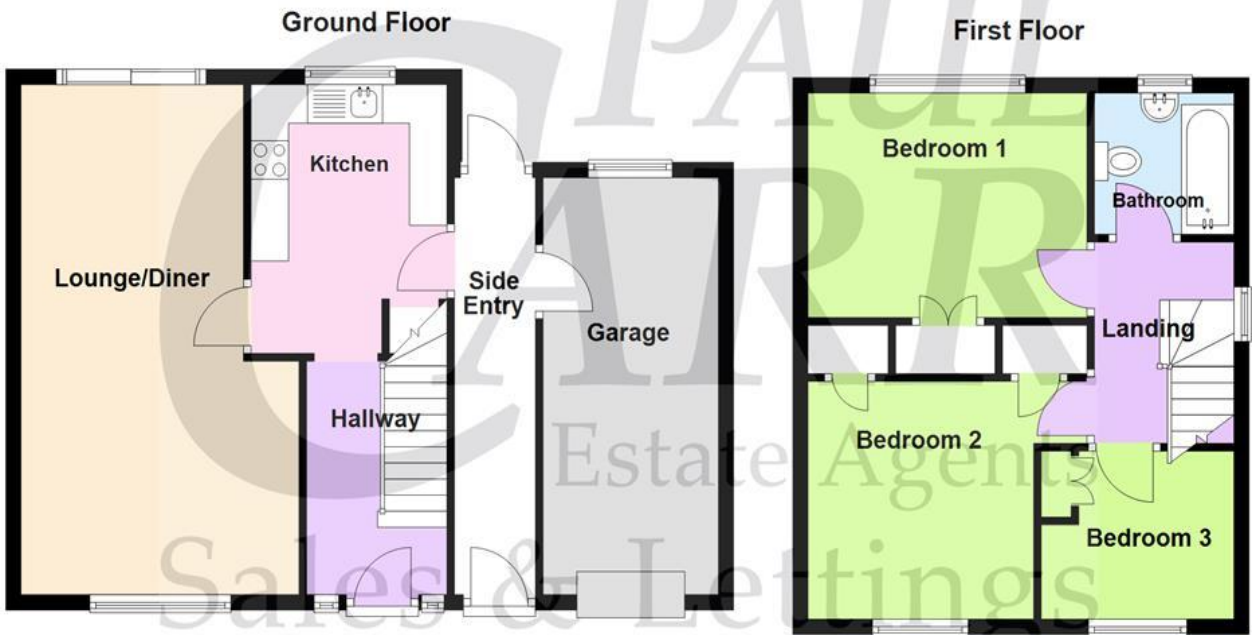






Floor Plan

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

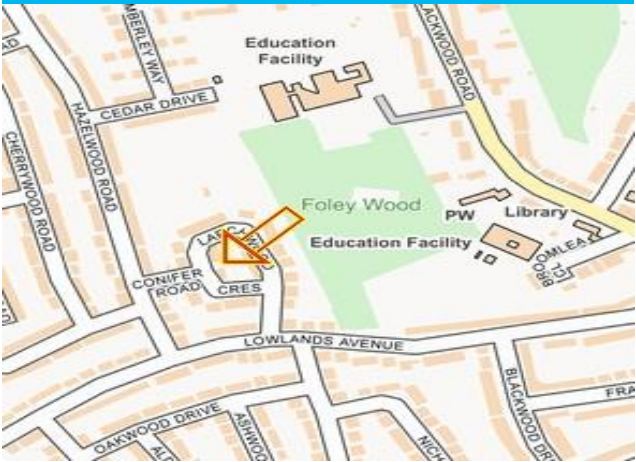


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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: