



Bushey Close, Streetly
Sutton Coldfield, B74 3JG

Offers Over £650,000

Paul Carr Estate Agents are delighted to bring to market this immaculately presented and greatly improved four-bedroom detached family home, in a highly desirable Streetly location offering access to reputable local schooling (catchments should be checked), local amenities and transport links.

The property is set back from the road, on a substantial corner position offering potential to extend subject to all relevant permissions being obtained. This stunning family home should be top of your viewing list!

Approached via a multi-vehicle driveway leading to a charming porch allowing access to a welcoming reception hallway, offering a striking first impression which sets the tone for this charming family home. Accessed from the hallway is a bright and spacious lounge with bay window to fore and double doors leading into a formal dining room, boasting impressive views out to the rear garden. The farmhouse inspired breakfast kitchen is fitted with a range of matching wall, drawer and base level units with work surface over, incorporating a sink unit with drainer and mixer taps and space for a range style cooker and further white goods. Leading from the kitchen is fitted utility room comprising a range of wall and base level units with work surface over, Belfast style sink unit and space and plumbing for an automatic washing machine and tumble dryer. Completing the ground floor accommodation is a recently fitted shower room with walk-in shower cubicle, low flush wc unit, hand wash basin and having impressive tiling to floor and walls.

Upon entering the first floor you are greeted by an open landing space with doors off to all bedrooms and luxury shower room. The generous master bedroom looks out to the rear garden and benefitting from fitted wardrobes. The luxury shower room has been fitted with a suite comprising low flush wc unit, wall mounted hand wash basin and walk- in shower cubicle with complementary tiling to walls. Outside there is a well screened rear garden being mainly laid to lawn with patio area which makes an ideal location for entertaining and al-fresco dining.

Tenure: We can confirm the property is Freehold.

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



Porch

Hallway

Lounge

19' 6" into bay x 11' 11" (5.94m x 3.63m)

Dining Room

11' 7" x 10' 1" (3.53m x 3.07m)

Fitted Breakfast Kitchen

15' 0" max x 9' 7" (4.57m x 2.92m)

Utility Room

10' 6" x 8' 3" (3.20m x 2.51m)

Ground Floor Shower Room

7' 5" x 5' 3" (2.26m x 1.60m)

First Floor Landing

Bedroom 1

13' 0" x 10' 0" to wardrobes (3.96m x 3.05m)

Bedroom 2

10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom 3

10' 0" x 6' 3" (3.05m x 1.90m)

Bedroom 4

7' 7" x 9' 8" (2.31m x 2.94m)

Shower Room

10' 4" x 5' 5" (3.15m x 1.65m)

Garage

16' 0" x 9' 0" (4.87m x 2.74m)





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	69 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: