



Mayfield Road, Streetly,
Sutton Coldfield, B74 3PZ

Offers Over £450,000

Welcome to Mayfield Road, a bright and spacious three bedroom detached family home, situated on a corner plot with further potential to extend, either to the rear or to the side (subject to obtaining the relevant permissions).

The property is located within close proximity of reputable local schools, transport links and convenience stores.

The ground floor comprises a porch leading to a welcoming entrance hall, with doors off to the front lounge with feature bay window, dining room with bay window and feature fireplace, and kitchen/breakfast room having patio doors out to the rear garden.

The first floor has three well proportioned bedrooms and a family bathroom. To the front of the property is a driveway providing off road parking and access to the garage, along with a lawned area and shrubbery borders.

The rear garden has a patio area and mostly laid to lawn.

Please call Paul Carr Streetly for more information or to arrange a viewing.

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



Ground Floor Accommodation

Entrance Porch

Entrance Hall 15' 2" x 5' 8"
(4.62m x 1.73m)

Lounge 15' 1" (into bay) x 11' 6"
(4.59m x 3.50m)

Dining Room 12' 0" x 14' 7"
(3.65m x 4.44m)

Kitchen/Breakfast Room 8' 8" x 16' 8"
(2.64m x 5.08m)

Garage 18' 4" x 7' 5"
(5.58m x 2.26m)



First Floor Accommodation

Bedroom One 15' 8" (into bay) x 11' 6"
(4.77m x 3.50m)

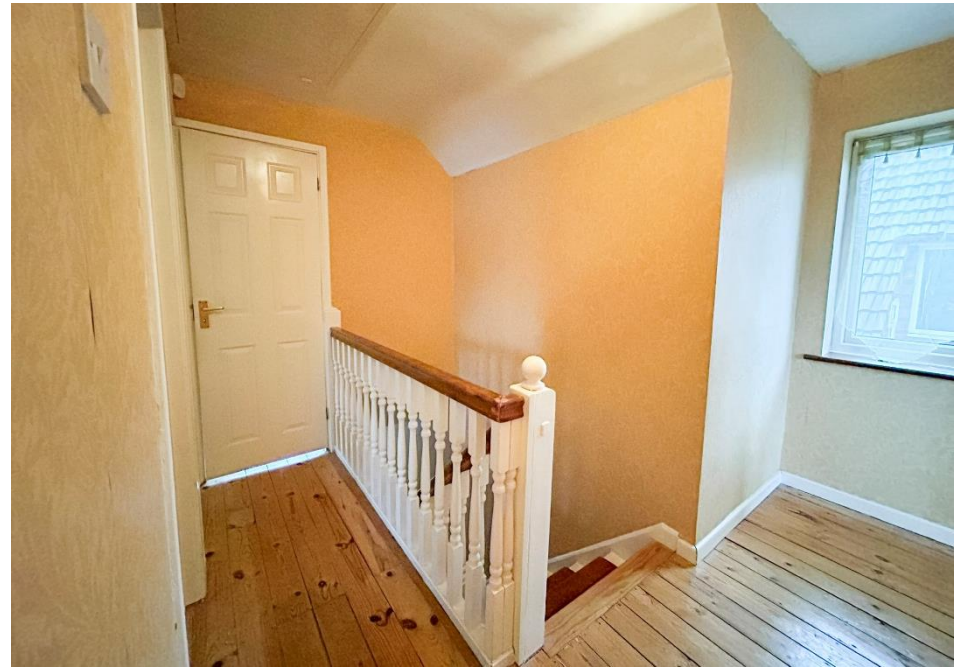
Bedroom Two 12' 0" x 11' 6"
(3.65m x 3.50m)

Bedroom Three 8' 10" x 9' 9"
(2.69m x 2.97m)

Bathroom 5' 7" x 9' 1"
(1.70m x 2.77m)

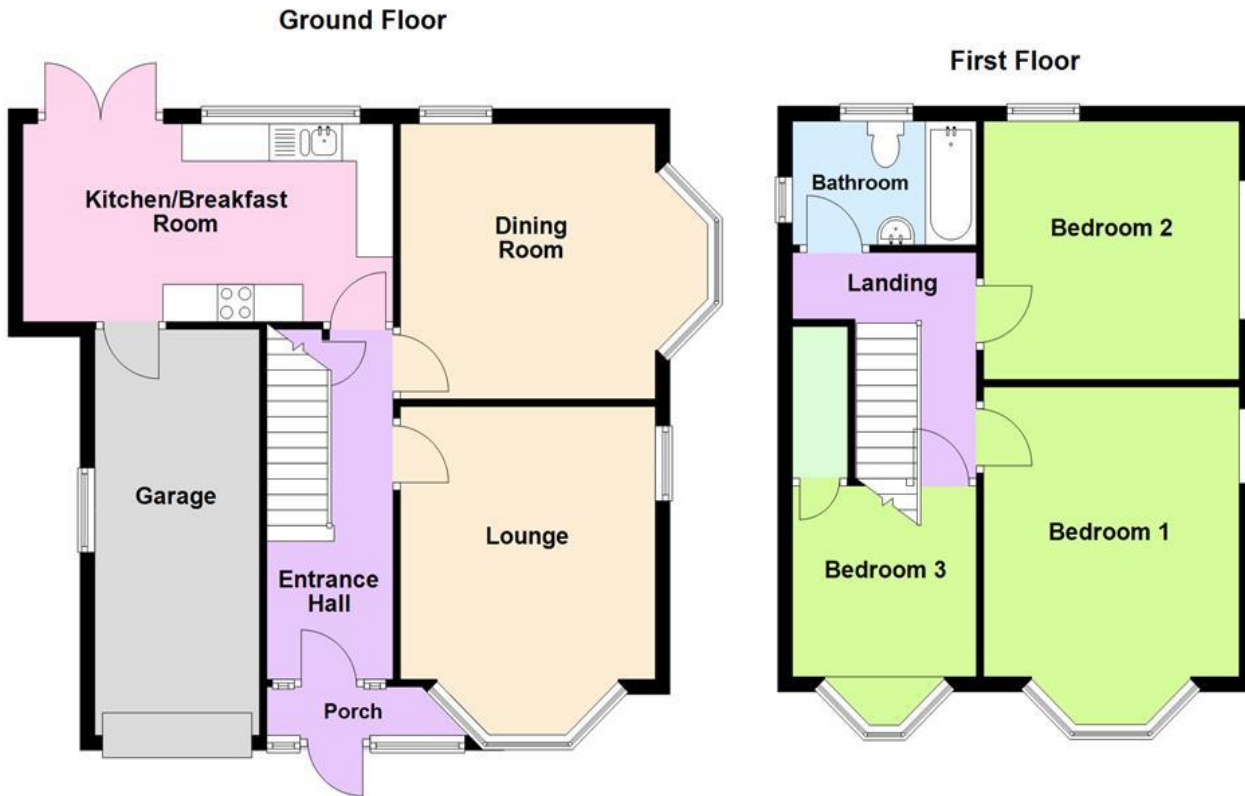






Floor Plan

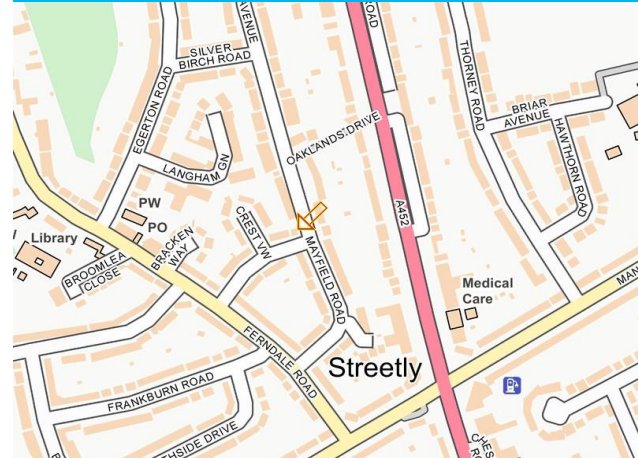
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 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: 21st February 2024