



Manor Road

Streetly, Sutton Coldfield, B74 3NF

£465,000

Property Features

- Beautifully presented and extended three-bedroom semi-detached home in sought-after Streetly location
- Extended modern breakfast kitchen with integrated appliances and a breakfast bar.
- Generous multi-vehicle driveway with an attractive frontage and canopy porch.
- Three well-proportioned bedrooms, including a bay-fronted principal bedroom with fitted wardrobes.
- Bright reception hall with wood laminate flooring and a stylish guest cloakroom.
- Contemporary family bathroom with a bath, separate shower cubicle, and stylish tiling.
- Spacious through lounge/dining room with bay window and period-style radiators.
- Attractive mature rear garden with a patio, lawn, decking area, and side shed.
- Stunning rear family/day room with a roof lantern and French doors to the garden.
- Side garage doubling as a laundry area, close to Sutton Park, schools, and amenities.

Full Description

This beautifully presented and extended three bedroom semi-detached home is situated in a highly sought-after location in Streetly, offering a perfect blend of modern comfort and classic charm.

THE FORE

Set back from the road behind a generous multi-vehicle driveway, the property boasts an attractive frontage with well-maintained shrubs and a welcoming canopy porch leading into the home.

GROUND FLOOR

Upon entering, a bright and airy reception hall greets you, complete with wood laminate flooring and a stylish guest cloakroom with a white suite. The spacious through lounge and dining room create an inviting atmosphere, featuring a bay window to the front and elegant period-style radiators. Flowing seamlessly to the rear, the home benefits from a stunning family/day room, which is bathed in natural light thanks to its wide double-glazed roof lantern and French doors leading to the garden. The extended breakfast kitchen is beautifully fitted with modern units, a white enamel sink, a built-in oven, and an integrated dishwasher, along with a practical breakfast bar area.

LIVING ROOM

15' 4" x 11' 4" (4.67m x 3.45m)

DINING AREA

8' 3" x 10' 3" (2.51m x 3.12m)

KITCHEN AREA

14' 3" x 14' 9" (4.34m x 4.5m)



ORANGERY

15' 5" x 8' 7" (4.7m x 2.62m)

GUEST CLOAKROOM

4' 9" x 2' 5" (1.45m x 0.74m)

FIRST FLOOR

Ascending to the first floor, the home offers three well-proportioned bedrooms, each with ample space for storage. The principal bedroom benefits from a bay window and fitted wardrobes, while the second and third bedrooms also offer comfortable living space. The contemporary family bathroom is finished with a white suite, featuring a bath with a mixer shower, a separate shower cubicle, and stylish tiling.

BEDROOM ONE

13' 8" x 10' 2" (4.17m x 3.1m)

BEDROOM TWO

11' 3" x 10' 4" (3.43m x 3.15m)

BEDROOM THREE

7' 7" x 6' 9" (2.31m x 2.06m)

FAMILY BATHROOM

8' 0" x 7' 7" (2.44m x 2.31m)

THE REAR

The rear of the property is a true highlight, boasting an attractive, mature garden with a paved patio, ideal for outdoor entertaining. A well-maintained lawn is bordered by mature shrubs and bushes, leading to a timber decking area and a handy side shed. The home also benefits from a side garage that doubles as a laundry area, offering additional storage and convenience.

With its prime location close to Sutton Park, excellent schools, and local amenities, this much-improved and well-presented home is an ideal choice for families seeking both style and functionality.



ANTI MONEY LAUNDERING

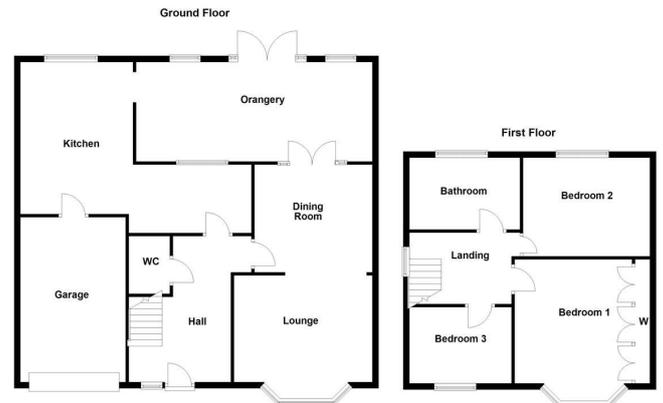
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements