

**FOR SALE**



**Elmtree Road, Streetly, Sutton Coldfield, B74 3RZ**

**3 Bedrooms, 1 Bathroom, Semi Detached Property**

**£325,000 Offers Over**

**MARTIN&CO**



## Elmtree Road, Streetly, Sutton Coldfield, B74 3RZ

3 Bedrooms, 1 Bathroom

**£325,000 Offers Over**

- SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- THROUGH LOUNGE/ DINER
- FITTED KITCHEN
- CONSERVATORY
- INTEGRAL GARAGE



Martin & Co are pleased to offer this well presented semi detached property offering spacious and versatile living, perfect for families or first time buyers. Situated in a desirable area of Streetly ideally located for Schools, shops, transport links and local parks.

The ground floor welcomes an enclosed porch entrance leading to a nicely presented through lounge / diner ideal to relax and entertain in. Modern fitted kitchen with a range of wall and base units. There is a light - filled conservatory creating the perfect additional living space for dining, relaxing while enjoying the views of the garden.

On the first floor is a landing with loft access and three double bedrooms accompanied by the fully tiled family bathroom with four piece suite comprising panelled bath with centre tap, separate shower cubicle, wash basin set in a vanity unit and W.C.

The rear garden has a side gated access and offers two patios ideal for garden furniture, lawned garden with shrub borders and garden shed.

The front has a good sized full width block paved driveway with integral garage that has a further door leading inside.

**AN INTERNAL VIEWING IS HIGHLY RECOMMENDED**





## PORCH

LOUNGE/DINER 23' 10" x 10' 2" max (7.26m x 3.1m)

FITTED KITCHEN 10' 10" x 9' 10" (3.3m x 3m)

CONSERVATORY 10' 6" x 7' 5" (3.2m x 2.26m)

INTEGRAL GARAGE 16' 4" x 8' 0" (4.98m x 2.44m)

## FIRST FLOOR LANDING

BEDROOM ONE 11' 0" x 10' 7" (3.35m x 3.23m)

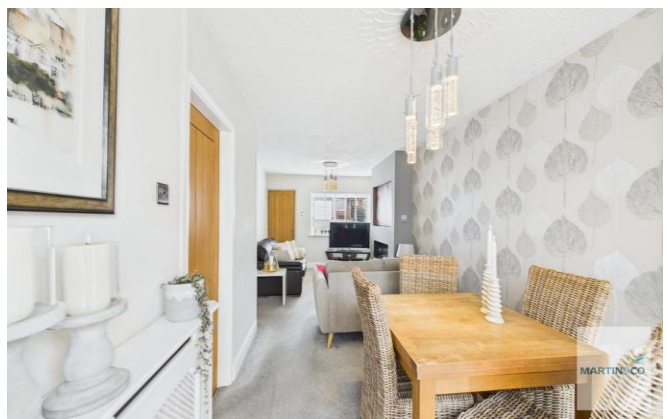
BEDROOM TWO 12' 9" x 8' 6" (3.89m x 2.59m)

BEDROOM THREE 10' 3" x 9' 5" (3.12m x 2.87m)

FAMILY BATHROOM 8' 1" x 7' 9" (2.46m x 2.36m)

## REAR GARDEN

## OFF ROAD PARKING



GENERAL INFORMATION  
COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per  
sales brochure.

TENURE

Martin and Co has been informed  
that the property is freehold. The  
agent has not received confirmation  
from the vendor's solicitors and  
therefore would advise any  
interested parties to verify this  
information via their own solicitor.

Martin and Co has not tested any  
fixtures, heating systems or services  
and so cannot verify that they work  
or are fit for purpose. Any buyer is  
advised to obtain verification from  
their Solicitors/Surveyors. All  
measurements are approximate.

\*\*\* Under the Estate Agents act  
1979 Martin & Co disclose personal  
interest in this property \*\*\*



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







## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.