



Hawthorn Road, Streetly
Sutton Coldfield, B74 3HY

£485,000

Paul Carr Estate Agents are delighted to present this highly desirable and extended three-bedroom detached family home, ideally positioned in a sought-after area of Streetly.

The property benefits from convenient access to well-regarded local schools (buyers are advised to verify catchment areas), a range of amenities, and excellent transport links.

Set back from the road, the home boasts an attractive frontage with a multi-vehicle driveway leading to a side garage and a welcoming entrance porch.

Upon entering, you are greeted by a bright and inviting reception hallway, offering ample storage and access to the principal ground floor rooms, along with stairs rising to the first floor.

The generously proportioned lounge is situated to the front of the property, providing an ideal space for both relaxation and entertaining. Arched folding doors lead seamlessly into the formal dining room, which features French doors opening onto the rear patio, perfect for indoor-outdoor living.

The well-appointed kitchen is fitted with a range of wall and base units, complemented by work surfaces and an inset sink with drainer and mixer tap. Integrated appliances include an oven and hob, with additional space available for further white goods.

To the rear, an extended sitting room offers a charming additional living space, enjoying delightful views over the garden. This versatile room also provides access to a convenient guest WC and the garage.

Upstairs, the property continues to impress with a spacious front-facing master bedroom, a second double bedroom overlooking the rear garden, and a well-proportioned third bedroom.

Externally, the rear garden is a standout feature, offering a private and enclosed setting with a patio area, summer house, well-maintained lawn, and mature planting to the borders, ideal for both relaxation and al-fresco dining.

The garage benefits from an electric up-and-over door to the front.

Offered for sale with no upward chain, early viewing is highly recommended to fully appreciate the space, setting, and potential this wonderful family home has to offer.

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



Lounge

13' 5" max x 15' 10" max (4.09m x 4.82m)

Dining Room

13' 8" max x 9' 6" max (4.16m x 2.89m)

Kitchen

11' 3" max x 10' 5" max (3.43m x 3.17m)

Sitting Room

13' 10" max x 8' 4" max (4.21m x 2.54m)

Guest WC

3' 3" x 4' 6" (0.99m x 1.37m)

First Floor Accommodation

Bedroom 1

15' 6" x 10' 5" (4.72m x 3.17m)

Bedroom 2

12' 7" max x 10' 11" max (3.83m x 3.32m)

Bedroom 3

10' 6" x 6' 2" (3.20m x 1.88m)

Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

Outside

Garage

17' 4" x 8' 1" (5.28m x 2.46m)



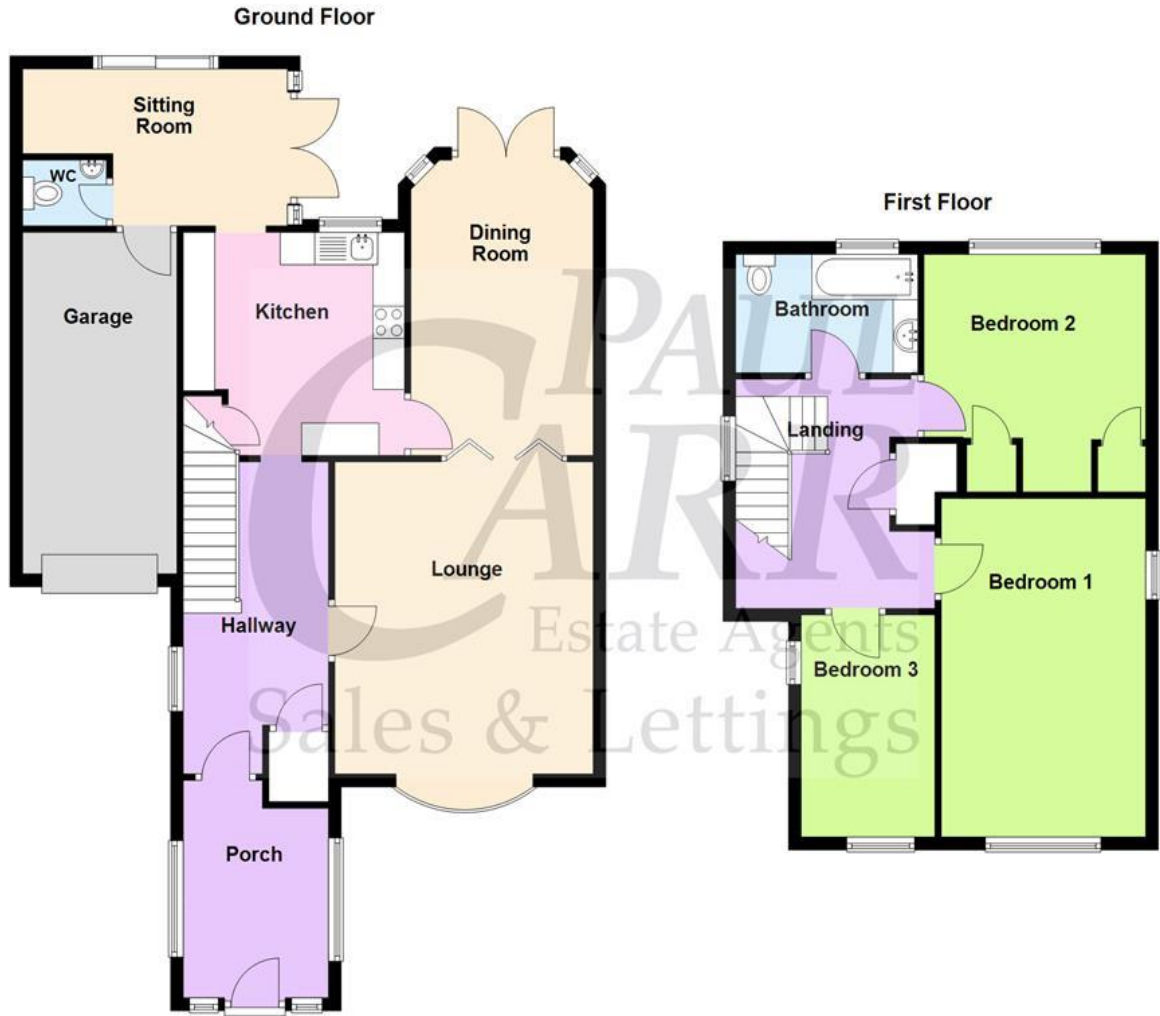






Floor Plan

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

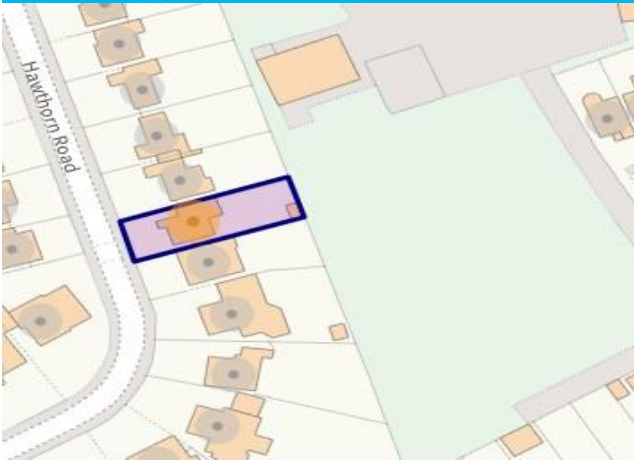


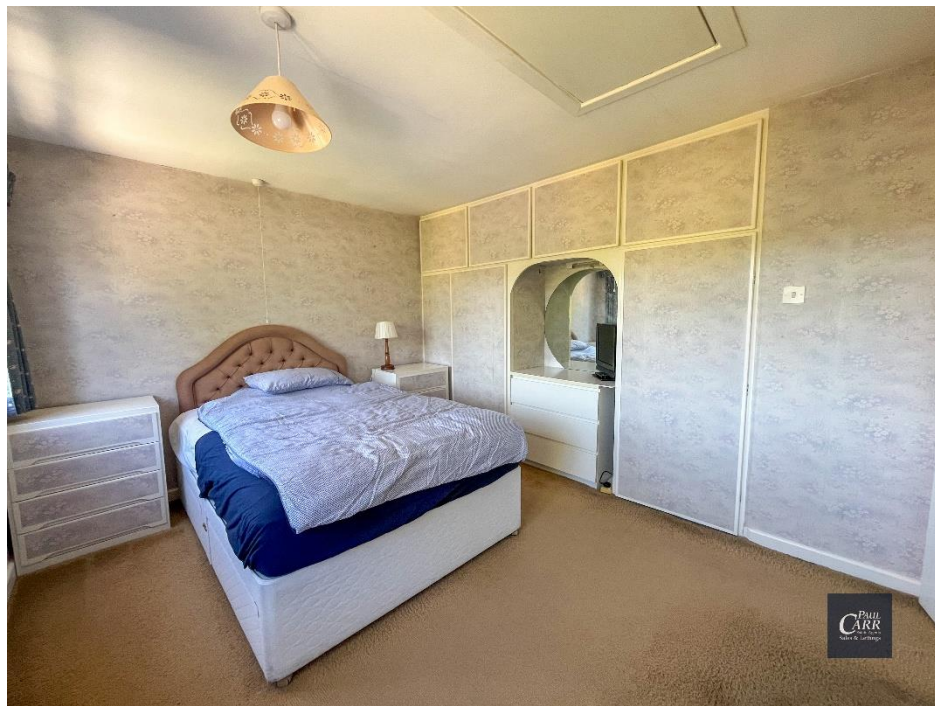
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.