PAUL CARR Estate Agents Sales & Lettings

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Bankside Crescent, Streetly, Sutton Coldfield, B74 2HY

Offers Over £325,000

A well-presented three-bedroom semi-detached family home, ideally positioned on Bankside Crescent within the popular Hundred Acre Estate in Streetly.

The property is conveniently located within close proximity to reputable local schools, public transport links, everyday amenities and Sutton Park's 2,400-acre National Nature Reserve, making it an excellent choice for families.

Approached via a driveway providing off-road parking, the property also benefits from shared side access leading to a garage at the rear, together with access into the garden.

Internally, the accommodation begins with a useful entrance porch and welcoming hallway, leading into a spacious open-plan lounge and dining area, ideal for both everyday family living and entertaining.

The ground floor is completed by a fitted kitchen overlooking the rear garden.

To the first floor is a bright landing, two generously sized double bedrooms and a good-sized single bedroom, all served by a modern shower room.

Outside, the private rear garden offers a combination of patio areas, mature shrubbery and fenced surrounds, creating an attractive and secluded space for outdoor seating and entertaining.

Internal viewing is highly recommended to fully appreciate the accommodation, location and potential this family home has to offer.

Tenure: We can confirm the property is Freehold.

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


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Ground Floor Accommodation

Porch 2' 0'' x 6' 5''
(0.61m x 1.95m)

Entrance Hall 11' 6'' x 5' 10''
(3.50m x 1.78m)

Lounge 13' 11'' x 13' 1''
(4.24m x 3.98m)

Dining Area 9' 11'' x 9' 1''
(3.02m x 2.77m)

Kitchen 9' 11'' x 9' 11''
(3.02m x 3.02m)

Garage 16' 1'' x 8' 2''
(4.90m x 2.49m)

First Floor Accommodation

Bedroom One 12' 0'' x 10' 0''
(3.65m x 3.05m)

Bedroom Two 11' 6'' x 10' 4''
(3.50m x 3.15m)

Bedroom Three 7' 0'' x 8' 11''
(2.13m x 2.72m)

Shower Room 7' 3'' x 5' 5''
(2.21m x 1.65m)













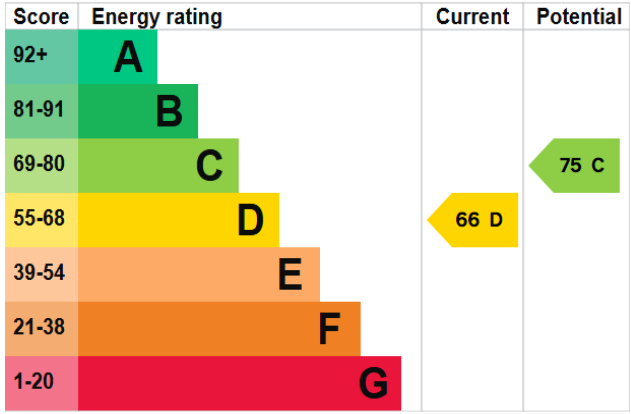
Floor Plan

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



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.