



Forest Close, Streetly
Sutton Coldfield, B74 2JY

£325,000

Situated on the popular Forest Close in Streetly, this three-bedroom semi-detached home offers well-proportioned accommodation and would make an ideal purchase for a young or growing family. The property is conveniently positioned within easy reach of highly regarded local schools, excellent transport links, everyday amenities and the ever-popular Sutton Park.

The accommodation begins with an entrance porch opening into a welcoming hallway. From here, there is access to a spacious lounge/dining room, providing plenty of space for both comfortable seating and a family dining table. The lounge/dining room opens into a conservatory overlooking the rear garden, providing an additional reception space that could be enjoyed throughout the year. Completing the ground floor accommodation is a kitchen, also positioned to the rear of the property.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a shower room, offering practical and versatile accommodation for family living.

Outside, the property is set back from the road behind a driveway providing off-road parking, alongside a lawned foregarden. There is also a good-sized garage offering useful parking or storage space. To the rear is a generously sized and private garden, featuring a patio area ideal for outdoor seating and entertaining. The remainder of the garden is mainly laid to lawn, with mature shrubbery and fenced surrounds.

Offering spacious and versatile accommodation in a sought-after Streetly location, early viewing is highly recommended to fully appreciate everything 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



Accommodation

Porch

2' 9" x 8' 1" (0.84m x 2.46m)

Entrance Hall

12' 0" x 8' 2" (3.65m x 2.49m)

Lounge/Dining Room

22' 3" x 10' 11" (max) (6.78m x 3.32m)

Kitchen

9' 11" x 9' 8" (3.02m x 2.94m)

Conservatory

11' 6" x 9' 1" (3.50m x 2.77m)

First Floor Landing

Bedroom One

12' 2" x 10' 11" (3.71m x 3.32m)

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Bedroom Three

9' 0" x 7' 6" (2.74m x 2.28m)

Shower Room

5' 6" x 7' 0" (1.68m x 2.13m)

Garage

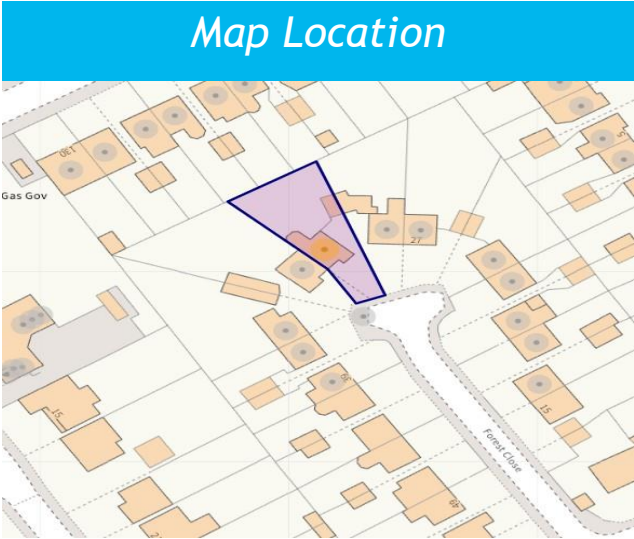




Floor Plan

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Plan produced using PlanUp.







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.