



Hundred Acre Road, Streetly,
Sutton Coldfield, B74 2BP

Offers Over £400,000

Paul Carr Estate Agents are delighted to present this beautifully extended and well-maintained three-bedroom detached family home, ideally situated on a sought-after residential street popular with families.

Enjoying a prime position close to highly regarded local schools (catchments should be checked), the impressive Royal Sutton Park, as well as an array of shops, restaurants, and excellent transport links, this home offers both convenience and comfort.

Set back from the road, the property features a generous multi-vehicle driveway and a well-kept fore garden, leading to an enclosed porch and into a welcoming reception hallway.

Ground Floor: The ground floor boasts spacious and versatile living accommodation, beginning with a bright and airy lounge with a front-facing window, seamlessly flowing into an extended dining area. This charming space benefits from a rear window offering impressive views of the garden.

The thoughtfully designed kitchen is fitted with a range of matching wall, drawer, and base units with complementary work surfaces. It includes an integrated oven, hob with extractor, and a sink with drainer and mixer taps. A breakfast area provides additional space for casual dining.

A guest WC completes the ground floor layout.

First Floor: Upstairs, the property offers three generously sized double bedrooms and a modern family bathroom. The bathroom is fitted with a contemporary suite comprising a low flush WC, pedestal wash hand basin, shower cubicle, and a separate bath.

Exterior: To the rear, the property features a delightful garden with a paved patio area, a well-maintained lawn, and mature plants and shrubs along the borders, all enclosed for privacy.

Viewing is highly recommended to fully appreciate the size, style, and quality of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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



Ground Floor Accommodation

Entrance Hallway

Lounge 19' 1" max x 12' 8" max
(5.81m x 3.86m)

Extended Dining Area 10' 6" x 14' 8"
(3.20m x 4.47m)

Fitted Kitchen 10' 9" x 8' 4"
(3.27m x 2.54m)

Breakfast Room 7' 1" x 6' 4"
(2.16m x 1.93m)

Guest wc 6' 7" max x 5' 1" max
(2.01m x 1.55m)

Entrance Porch 6' 1" x 3' 5"
(1.85m x 1.04m)

First Floor Accommodation

Bedroom One 10' 4" x 15' 4" to wardrobes
(3.15m x 4.67m)

Bedroom Two 12' 8" x 10' 3"
(3.86m x 3.12m)

Bedroom Three 8' 5" x 13' 1"
(2.56m x 3.98m)

Bathroom 8' 5" x 7' 9" (2.56m x 2.36m)

Outside

Garage 16' 7" x 8' 11"
(5.05m x 2.72m)

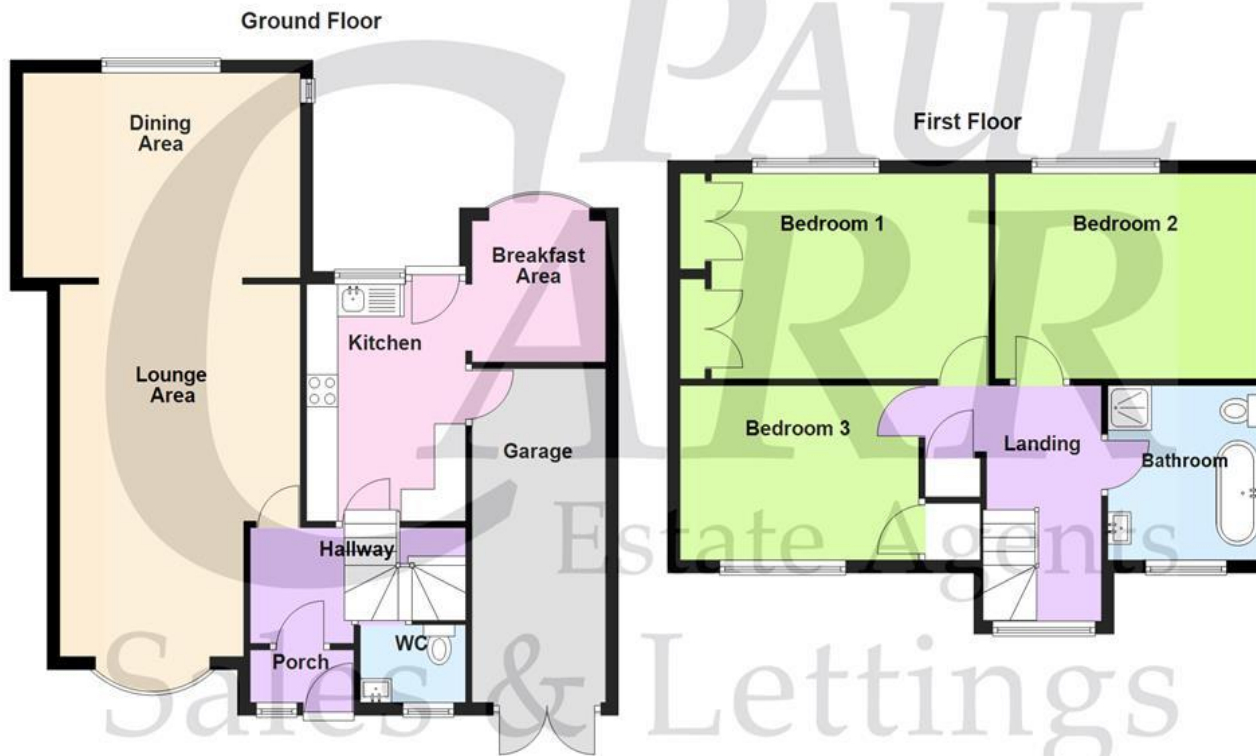






Floor Plan

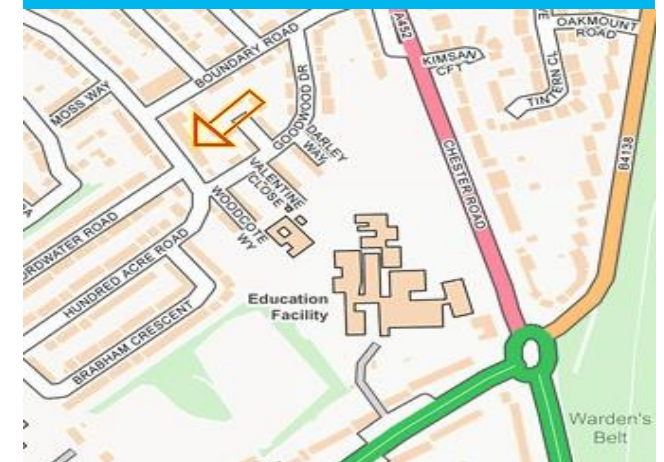
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 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: