



Elmtree Road, Streetly
Sutton Coldfield, B74 3RX

£435,000

This impressive four-bedroom semi-detached family home is ideally positioned on the popular Elmtree Road in Streetly, within close proximity to reputable local schools, excellent public transport links, Blackwood Park and a range of local amenities. Offering generous and thoughtfully extended accommodation throughout, the property is perfectly suited to modern family living.

The property is approached via a block-paved front driveway, providing ample off-road parking for multiple vehicles. Internally, a welcoming entrance porch leads into a wide and spacious entrance hallway, setting the tone for the well-proportioned accommodation on offer.

To the front is a separate dining room featuring an attractive bay window, with double doors providing direct access into the rear-facing lounge, creating a flexible layout that works equally well for everyday family life and entertaining guests. One of the standout features of the ground floor is the thoughtfully extended kitchen/breakfast room, offering a spacious open-plan setting with plenty of room for dining and socialising. From here, an inner hallway provides access to a larger-than-average ground-floor WC as well as a shortened garage, which now provides useful storage space.

The first floor has also been extended above the garage and now offers four well-proportioned bedrooms, comprising three excellent double bedrooms and a very good-sized single. The extended bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious and luxurious family shower room.

Externally, the beautifully landscaped rear garden provides an attractive and private outdoor space, featuring a paved patio area ideal for seating and entertaining, a well-maintained lawn, mature shrubbery and fenced borders.

Combining generous living accommodation, four well-sized bedrooms and an excellent location, this is a superb family home in one of Streetly's popular residential areas. Internal viewing is highly recommended to fully appreciate the space and accommodation on 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: Mains electric, gas, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

2' 5" x 8' 2" (0.74m x 2.49m)

Entrance Hall

12' 1" x 7' 8" (3.68m x 2.34m)

Lounge

15' 0" x 11' 5" (max) (4.57m x 3.48m)

Dining Room

13' 9" x 11' 4" (4.19m x 3.45m)

Kitchen/Breakfast Room

17' 7" x 16' 3" (5.36m x 4.95m)

Inner Hallway

6' 7" x 2' 7" (2.01m x 0.79m)

Ground Floor WC

6' 10" x 4' 7" (2.08m x 1.40m)

Shortened Garage

8' 11" x 7' 7" (2.72m x 2.31m)

First Floor Landing

Bedroom One

17' 9" x 7' 4" (5.41m x 2.23m)

En-suite

6' 2" x 7' 10" (1.88m x 2.39m)

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom Three

11' 10" x 11' 5" (3.60m x 3.48m)

Bedroom Four

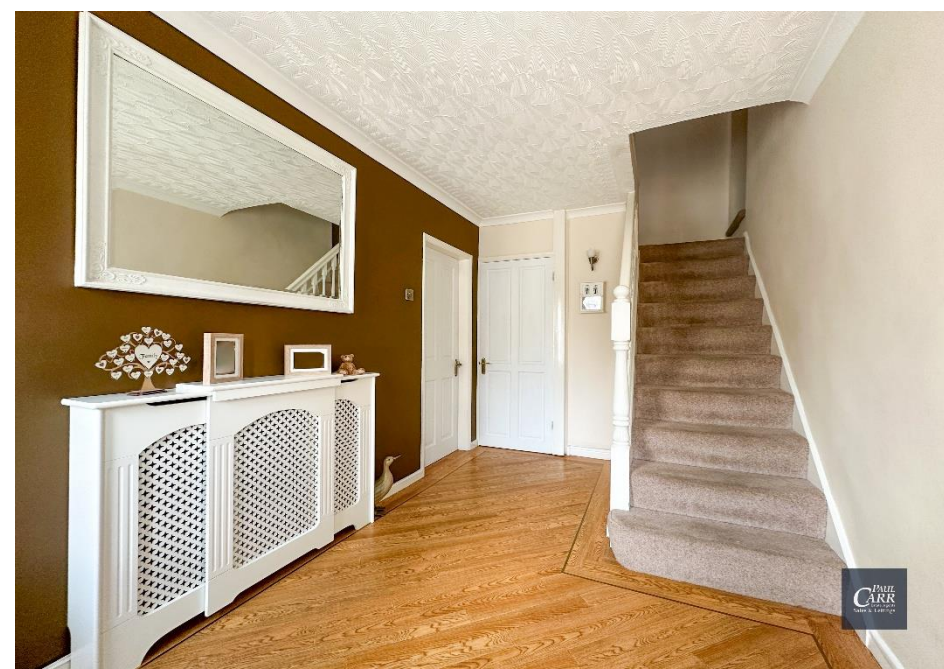
8' 6" x 7' 7" (2.59m x 2.31m)

Shower Room

8' 5" x 7' 8" (2.56m x 2.34m)

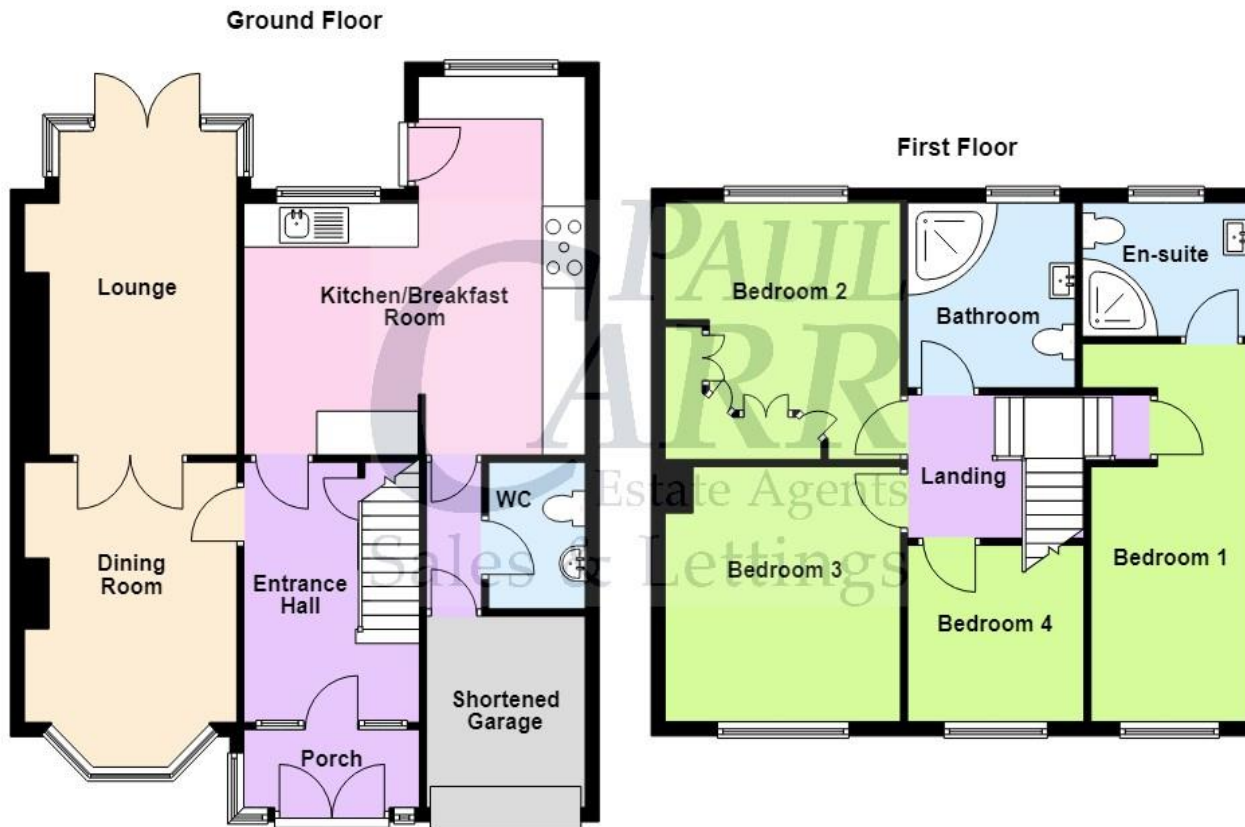






Floor Plan

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

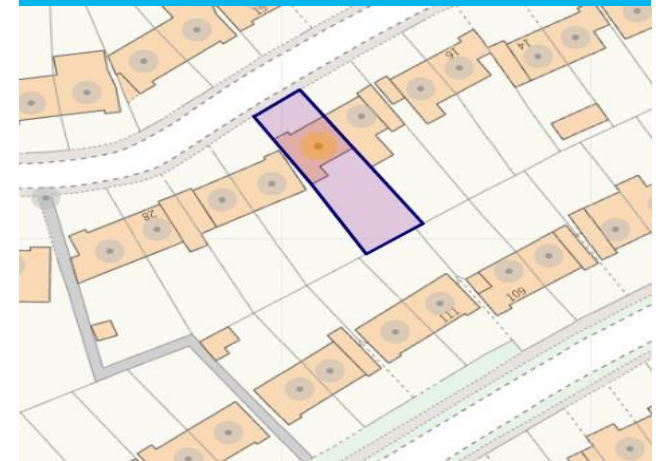


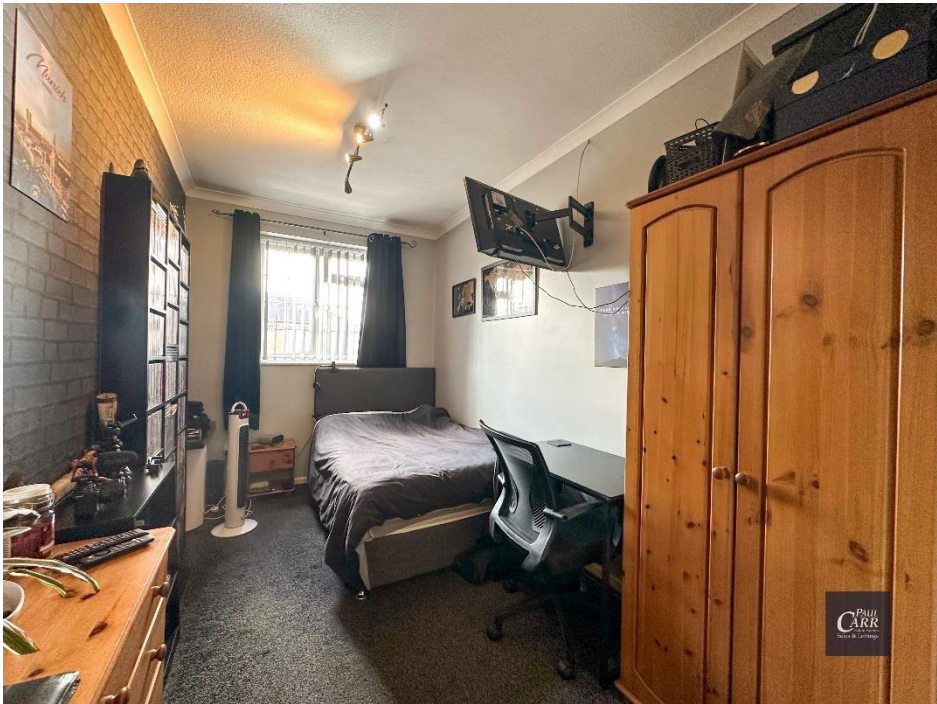
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

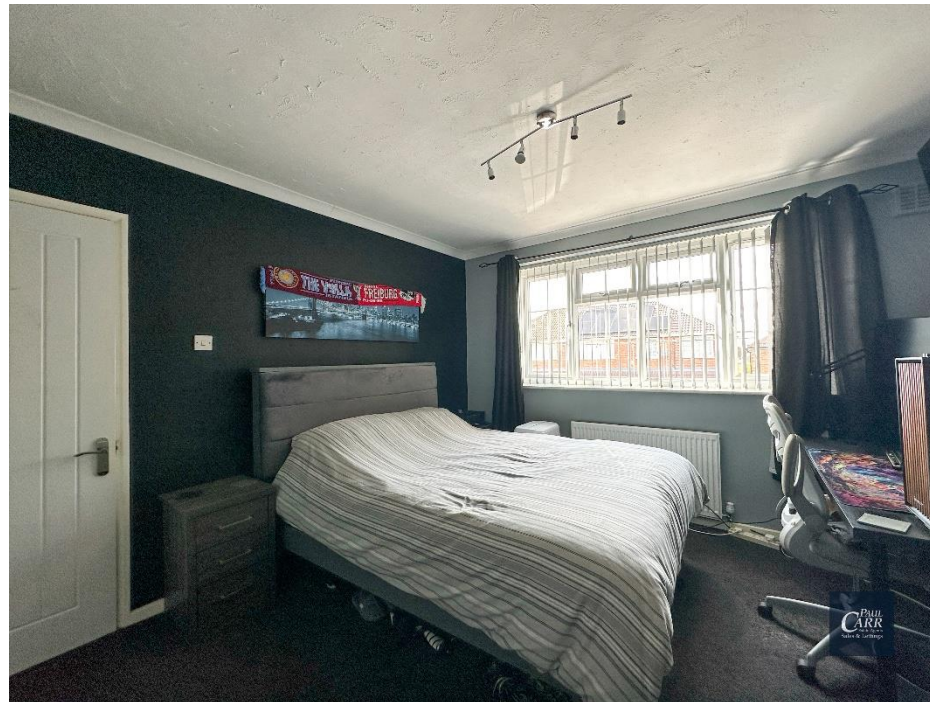
Energy Performance Rating

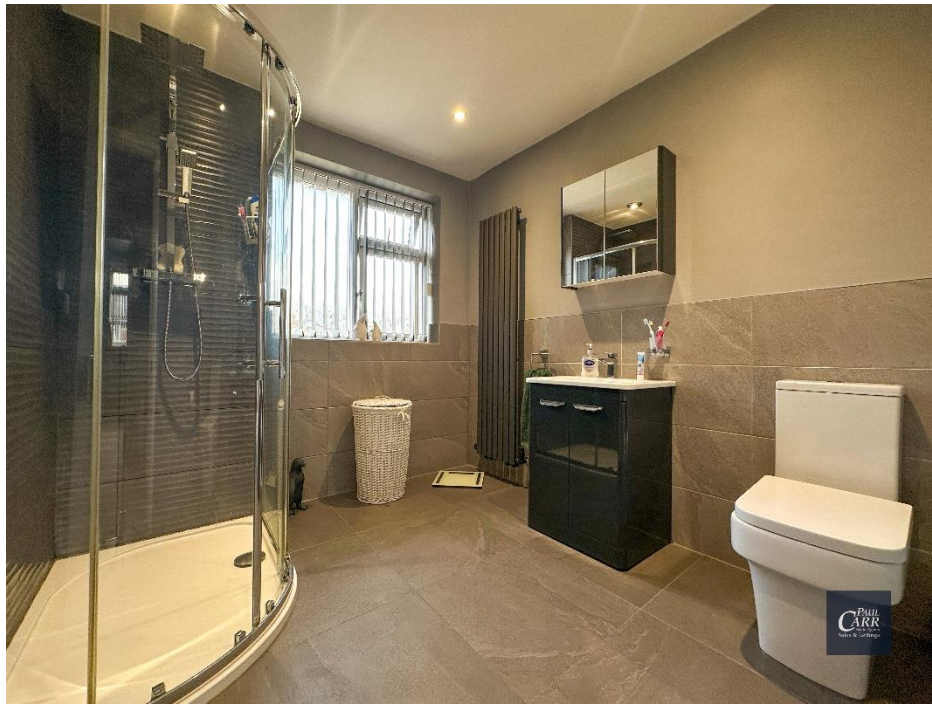
**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

Map Location











Agent's Note:

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