



Bushey Close, Streetly,
Sutton Coldfield, B74 3JG

£575,000

Situated on the highly sought-after Bushey Close in Streetly, this spacious five bedroom detached family home offers versatile living accommodation in a prime residential location.

Ideally positioned for excellent local schools, convenient public transport links, nearby amenities and the stunning 2,400-acre Sutton Park National Nature Reserve, the property is perfectly suited for growing families seeking both space and convenience.

The property benefits from off-road parking to the front, an integral garage and a private rear garden, providing excellent outdoor space for family living and entertaining.

Internally, the accommodation is well maintained throughout and briefly comprises: A welcoming entrance hall with guest WC and staircase rising to the first floor. The fitted kitchen is positioned to the front of the property and offers ample worktop and storage space.

To the rear, there is a generous lounge providing an excellent main living area with double doors opening into the conservatory, creating an ideal space for relaxing or entertaining while enjoying views over the rear garden.

Also situated to the rear of the property is the separate dining room, offering an excellent formal dining space with pleasant garden outlooks.

A useful utility room is located off the dining room, while the integral garage is accessed via the entrance porch.

To the first floor, the landing gives access to five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with both a bath and separate shower enclosure.

Outside, the property enjoys a private rear garden offering space for outdoor seating, family enjoyment and entertaining, while to the front there is driveway parking leading to the garage.

This is an excellent opportunity to acquire a substantial detached family home in one of Streetly's most desirable locations.

Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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 Porch 4' 0" x 3' 4" (1.22m x 1.02m)

Entrance Hall 14' 5" x 6' 5" (4.39m x 1.95m)

Lounge 18' 5" (max) x 16' 5" (max) (5.61m x 5.00m)

Dining Room 18' 6" x 9' 0" (max) (5.63m x 2.74m)

Kitchen 14' 4" x 9' 6" (4.37m x 2.89m)

Utility Room 6' 8" x 7' 11" (2.03m x 2.41m)

Conservatory 11' 8" x 9' 8" (3.55m x 2.94m)

Ground Floor WC 5' 5" x 3' 0" (1.65m x 0.91m)

Garage 14' 10" x 8' 11" (4.52m x 2.72m)

First Floor Accommodation

Bedroom One 14' 4" (max) x 9' 6" (4.37m x 2.89m)

En Suite 3' 7" x 5' 11" (1.09m x 1.80m)

Bedroom Two 19' 11" x 9' 0" (max) (6.07m x 2.74m)

Bedroom Three 12' 1" x 9' 0" (3.68m x 2.74m)

Bedroom Four 9' 0" x 7' 0" (2.74m x 2.13m)

Bedroom Five 11' 2" x 6' 6" (3.40m x 1.98m)

Family Bathroom 9' 7" x 6' 1" (2.92m x 1.85m)

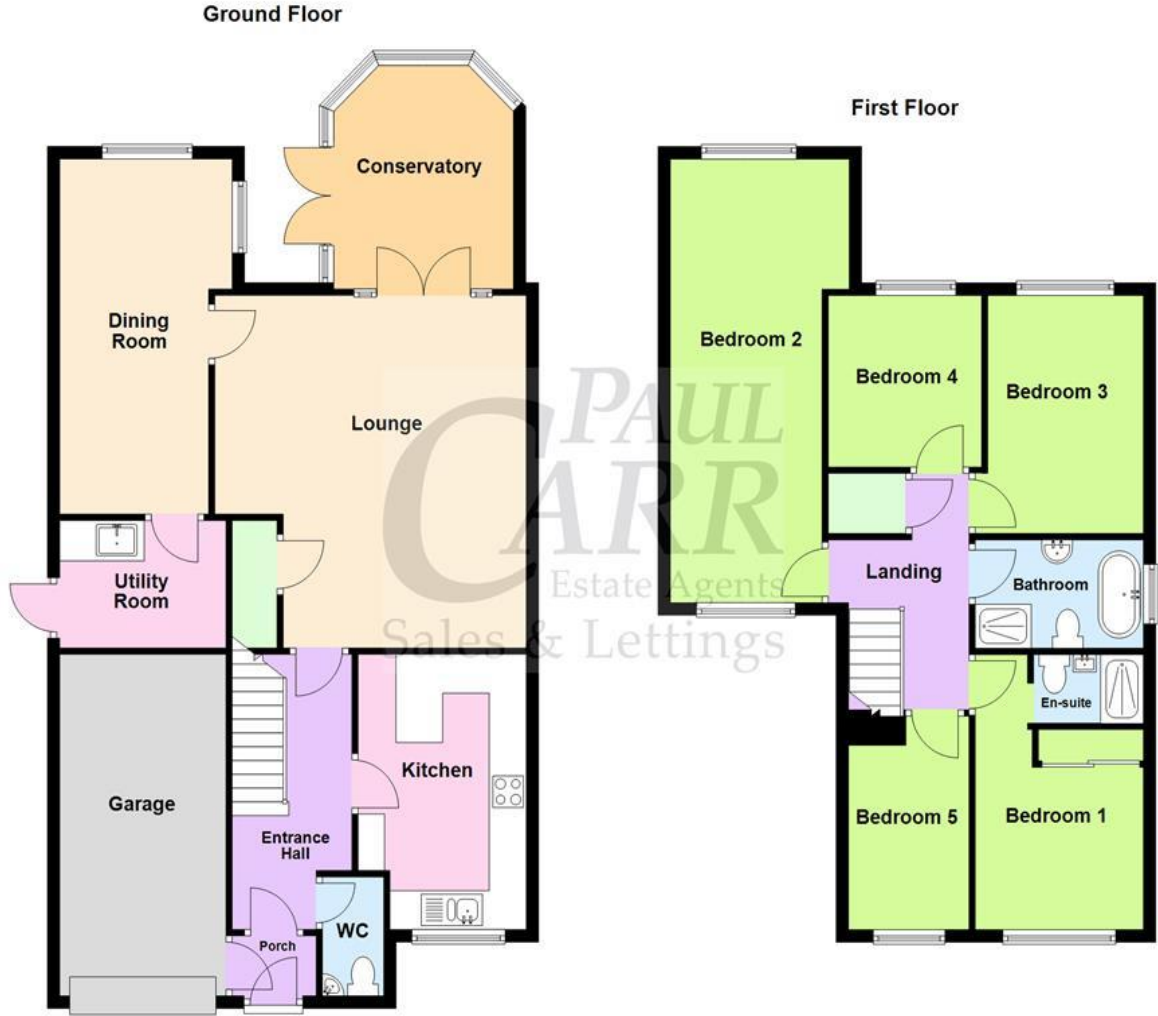






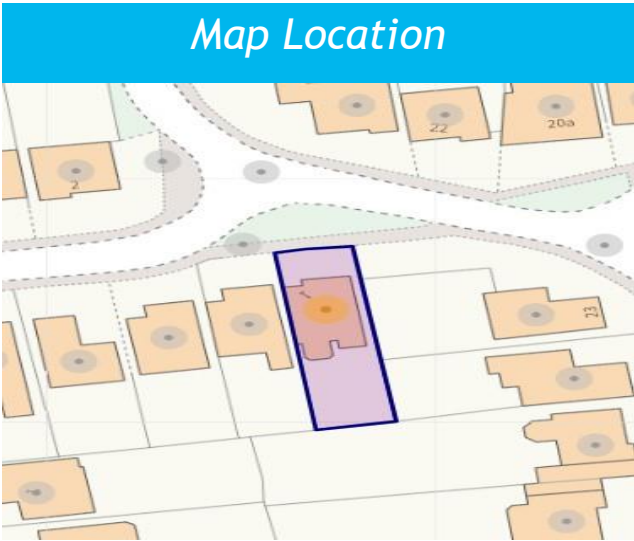
Floor Plan

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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









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.

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