



Hundred Acre Road,  
Sutton Coldfield, B74 2LB

**£325,000**

Paul Carr Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached family home, ideally situated in a highly desirable location in Streetly.

The property benefits from access to a range of popular local schools, amenities and transport links, with school catchment areas to be independently verified. Set back from the road, the property is approached via a generous multi-vehicle driveway providing ample off-road parking and leading to the front entrance door.

Upon entering, the welcoming reception hallway provides access to the principal accommodation, with useful storage cupboard, stairs rising to the first-floor landing and doors leading to the ground-floor rooms.

The spacious dual-aspect lounge/diner enjoys windows overlooking both the front and rear of the property, creating a bright and versatile family living space.

The kitchen is fitted with a range of wall, drawer and base-level units with complementary work surfaces over, incorporating a sink unit with drainer and taps. There is space for a freestanding cooker together with provision for further white goods.

To the first floor are three well-proportioned bedrooms and a shower room.

The shower room is fitted with a suite comprising a low-level WC, wash hand basin and walk-in shower cubicle.

Externally, the property benefits from a generous rear garden featuring a patio area, lawn and enclosed boundaries, providing an excellent space for families and outdoor entertaining.

A garage (please note the garage is unmeasured) is also available via a shared driveway. Prospective purchasers are advised to check the garage dimensions and access arrangements if they intend to keep a vehicle within it.

Situated to the rear of the garden is a useful storage room, offering excellent potential for conversion into a home office, garden room or similar additional space, subject to obtaining all necessary planning permissions and consents.

Internal viewing is highly recommended to fully appreciate the accommodation, garden and potential this property has to offer.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Streetly@paulcarrestateagents.co.uk)



Entrance Hall

Through Lounge Diner

22' 1" max x 11' 3" max (6.73m x 3.43m)

Kitchen

9' 9" x 9' 9" (2.97m x 2.97m)

First Floor Accommodation

Bedroom 1

11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom 2

11' 4" max x 11' 2" max (3.45m x 3.40m)

Bedroom 3

9' 2" max x 7' 9" max (2.79m x 2.36m)

Shower Room

8' 2" x 5' 7" (2.49m x 1.70m)

Outside

Garage

(unmeasured)

Store Room

15' 7" x 10' 2" (4.75m x 3.10m)





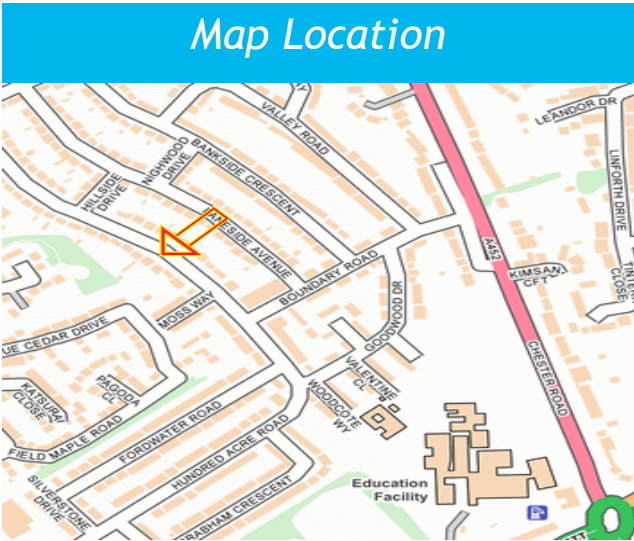
# Floor Plan

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

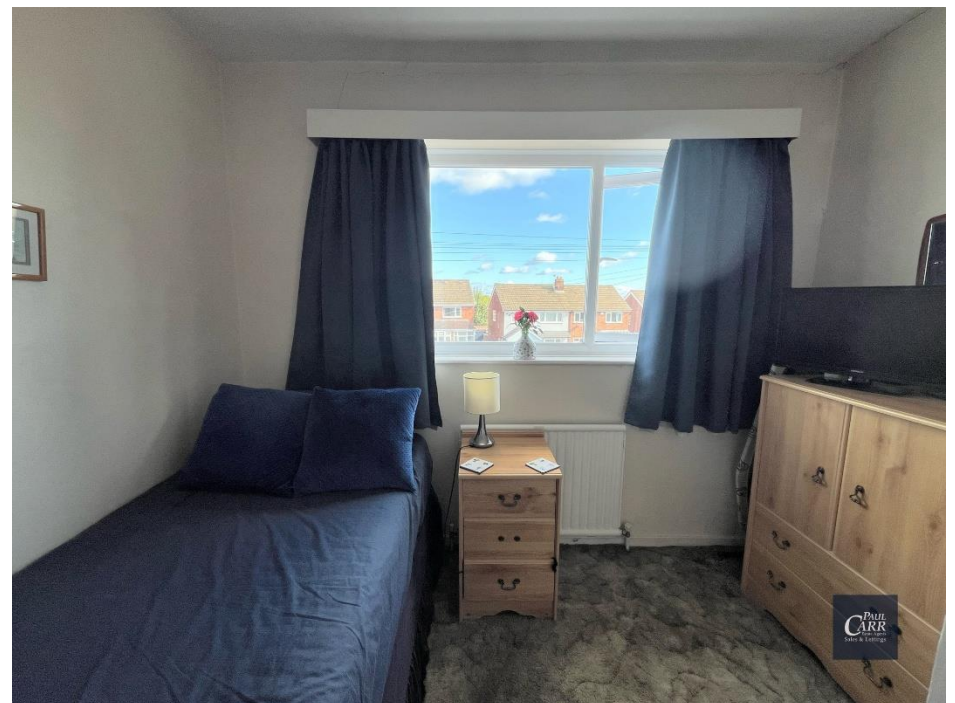


The floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using Partick

| Energy Performance Rating |               |         |           |
|---------------------------|---------------|---------|-----------|
| Score                     | Energy rating | Current | Potential |
| 92+                       | A             |         |           |
| 81-91                     | B             |         |           |
| 69-80                     | C             |         | 78 C      |
| 55-68                     | D             | 68 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.