



Keswick Grove, Streetly,
Sutton Coldfield, B74 3LA

£365,000

Paul Carr Estate Agents are pleased to present this extended three-bedroom traditional semi-detached family home, ideally situated in a sought-after cul-de-sac location.

The property is conveniently positioned close to well-regarded local schools (buyers are advised to check catchment areas), a range of amenities, and excellent transport links.

Offered for sale with no upward chain, this home provides fantastic potential and is not to be missed.

Set back from the road, the property benefits from a fore garden and a driveway leading to a side garage and the main entrance.

Inside, the welcoming hallway features stairs to the first-floor landing and doors leading to two reception rooms and the extended kitchen.

The front reception room is enhanced by a charming bay window, allowing plenty of natural light to fill the space.

The second reception room has sliding patio doors providing direct access out to the rear garden.

The rear-facing kitchen overlooks the garden and is fitted with a range of base units, including a sink with drainer and mixer tap, along with space for a freestanding cooker.

Adjacent to the kitchen is an additional third reception room, offering flexible living accommodation to suit a variety of family needs. A guest WC completes the ground floor accommodation.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

The property further benefits from a generous rear garden, made possible by its position, which offers excellent potential for further extension, subject to the necessary planning permissions.

Tenure: We can confirm the property is Freehold.

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



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Ground Floor Accommodation

Porch 2' 6" x 6' 0" (0.76m x 1.83m)

Entrance Hall 12' 8" x 5' 11" (3.86m x 1.80m)

Lounge 13' 10" x 11' 5" (4.21m x 3.48m)

Dining Room 12' 1" x 10' 5" (3.68m x 3.17m)

Kitchen 8' 11" (max) x 16' 3" (max) (2.72m x 4.95m)

Reception Room 20' 5" (max) x 14' 9" (max) (6.22m x 4.49m)

Ground Floor WC 2' 6" x 8' 1" (0.76m x 2.46m)

Garage 15' 4" x 7' 7" (4.67m x 2.31m)



First Floor Accommodation

First Floor Landing 7' 4" x 6' 6" (2.23m x 1.98m)

Bedroom One 14' 4" x 10' 11" (4.37m x 3.32m)

Bedroom Two 12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom Three 9' 0" x 6' 6" (2.74m x 1.98m)

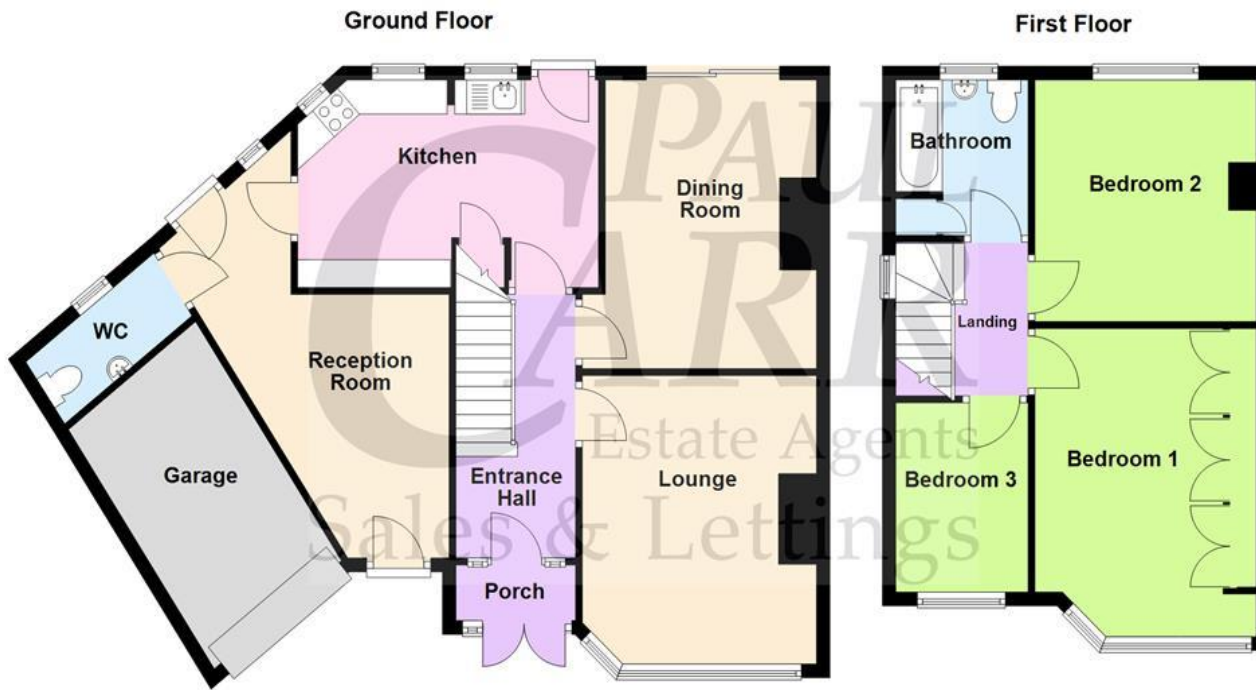
Bathroom 7' 5" x 6' 6" (2.26m x 1.98m)





Floor Plan

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

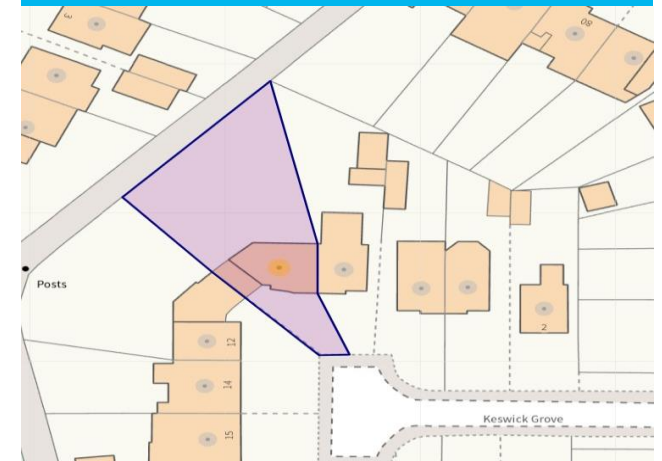


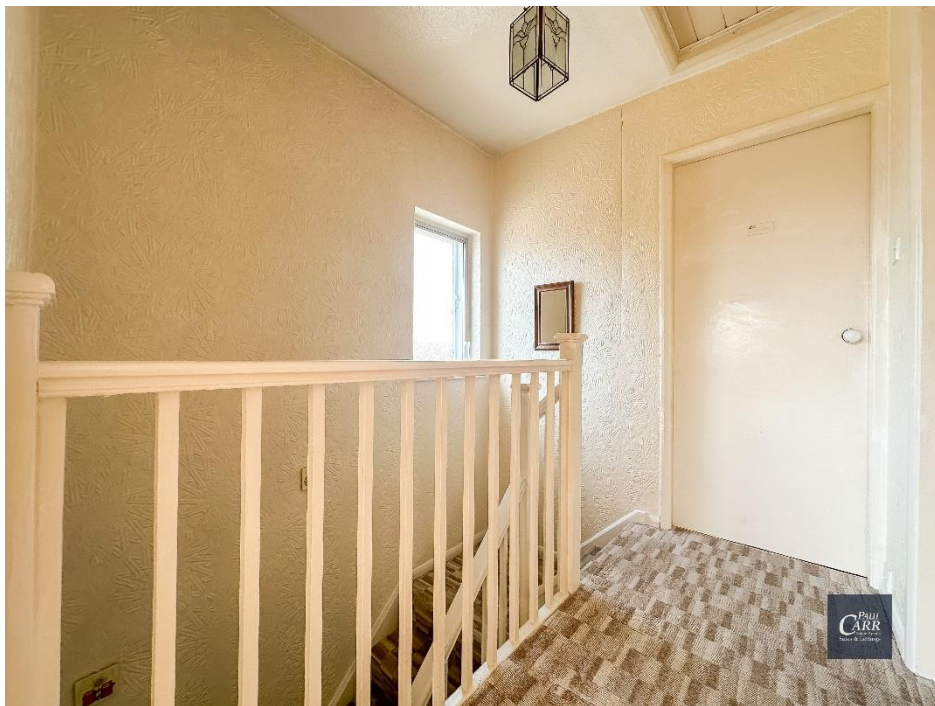
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING
ENERGY PERFORMANCE
CERTIFICATE**

Map Location









Agent's Note:

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.