



Hundred Acre Road, Streetly
Sutton Coldfield, B74 2LA

£335,000

Situated on the sought after Hundred Acre Road in Streetly, this beautifully presented three bedroom semi detached family home offers an exceptional opportunity for buyers seeking a property in a prime and convenient location. Ideally positioned within close proximity to highly regarded local schools for all ages, excellent public transport links, and a wide range of local amenities, the home also benefits from being just a short distance from Sutton Park's stunning 2,400-acre national nature reserve, perfect for outdoor enthusiasts and families alike. Offered for sale with no onward chain, this property is ready for immediate occupation.

The property is approached via a flat, block paved driveway providing off road parking for multiple vehicles, along with side access leading to a garage at the rear. Internally, the accommodation begins with an entrance porch opening into a spacious and welcoming hallway, which provides access to the main living areas including a generous lounge/dining room and a well appointed kitchen.

The ground floor further benefits from an extended sitting room, offering additional versatile living space, as well as an extended utility room incorporating a convenient ground floor WC. Upstairs, the first floor boasts a bright and airy landing leading to three well-proportioned bedrooms, comprising two comfortable double rooms and a good sized single. Bedrooms one and two both feature fitted wardrobes, and all rooms are serviced by a modern family bathroom.

To the rear, the property enjoys a private, low maintenance garden, thoughtfully designed with a large paved patio area, artificial lawn, and a selection of mature trees and shrubbery, all enclosed by secure fencing. Finished to an excellent standard throughout, this turn key home is ideal for families or buyers looking for a property ready to move straight into. Early internal viewing is highly recommended to fully appreciate everything this fantastic home has to 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: Gas/Electric/Water/Drainage.

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

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Porch

2' 7" x 8' 5" (0.79m x 2.56m)

Entrance Hall

11' 11" x 8' 1" (3.63m x 2.46m)

Lounge/Dining Room

22' 11" x 10' 11" (max) (6.98m x 3.32m)

Kitchen

9' 11" x 9' 9" (3.02m x 2.97m)

Utility Room

8' 8" x 9' 8" (2.64m x 2.94m)

Sitting Room

8' 6" x 8' 4" (2.59m x 2.54m)

Ground Floor WC

4' 11" x 2' 5" (1.50m x 0.74m)

First Floor Landing

Bedroom One

11' 1" x 11' 10" (3.38m x 3.60m)

Bedroom Two

11' 1" x 10' 6" (max) (3.38m x 3.20m)

Bedroom Three

7' 5" x 8' 10" (2.26m x 2.69m)

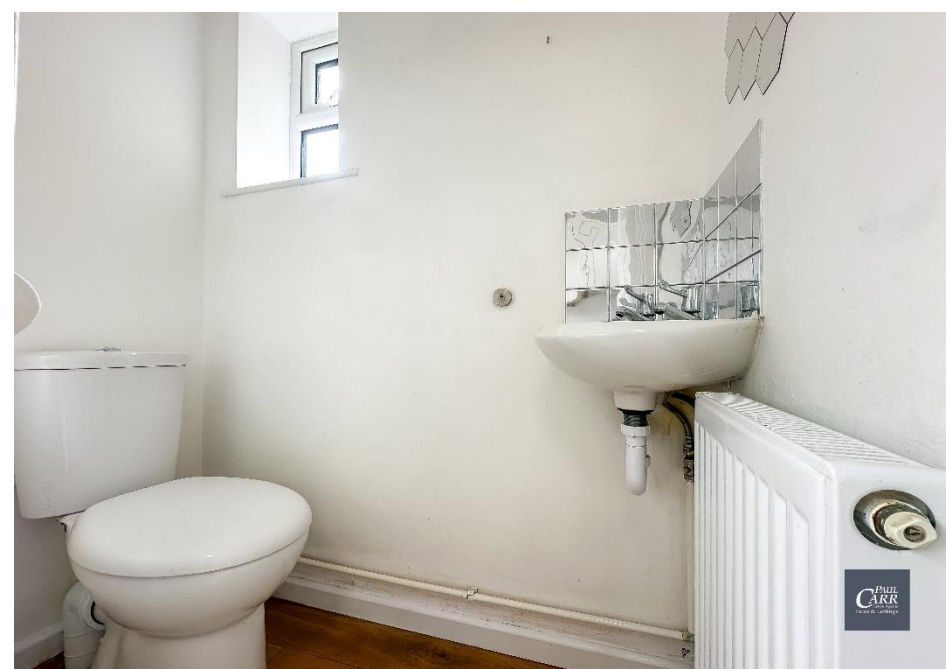
Bathroom

5' 6" x 7' 4" (1.68m x 2.23m)

Garage

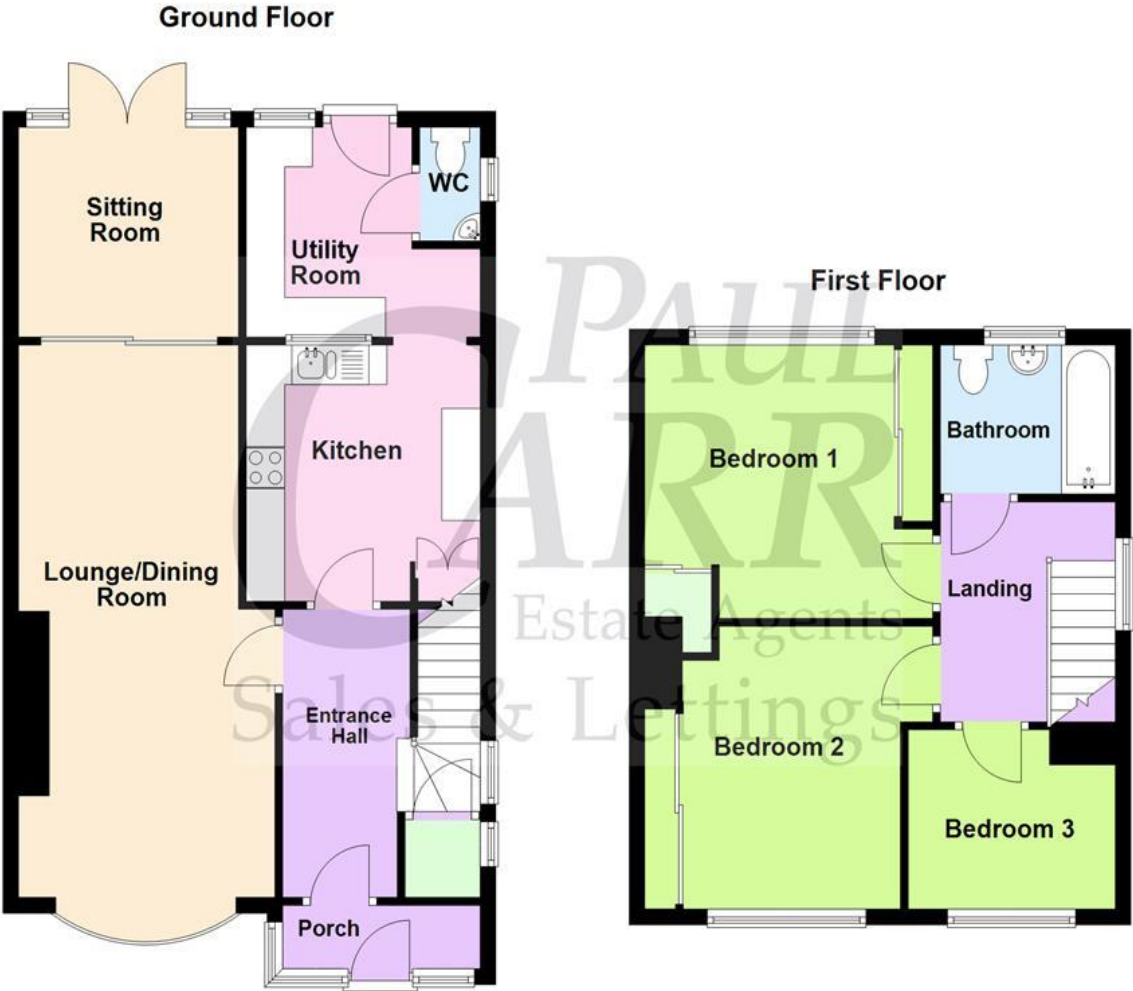






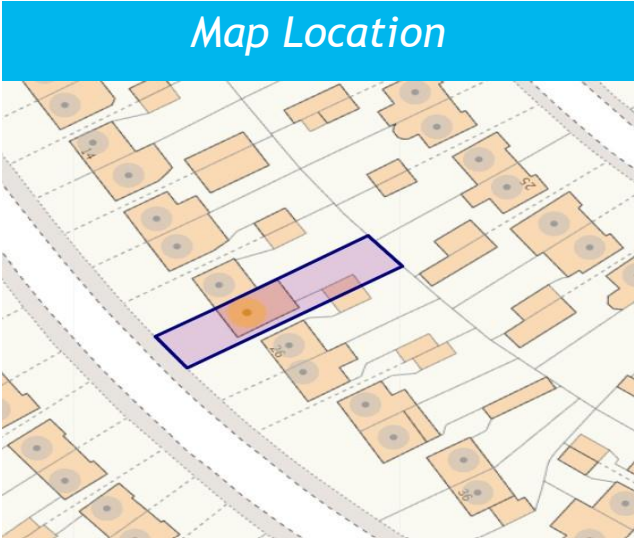
Floor Plan

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		84 B
69-80	C	73 C	
55-68	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.