



Hundred Acre Road, Streetly,  
Sutton Coldfield, B74 2BH

**Offers Over £365,000**

Welcome to Hundred Acre Road, a highly desirable and sought-after location in Streetly, ideally positioned close to well-regarded local schools (buyers are advised to confirm catchment areas), a range of amenities, and excellent transport links.

The property is approached via a driveway providing off-road parking and access to the garage, with a welcoming porch leading into the home.

Upon entering, you are immediately struck by the sense of space and well-planned layout.

The ground floor features a fitted kitchen with a range of matching wall and base units, work surfaces, a sink with drainer and mixer tap, integrated oven, hob, extractor fan, and space for additional appliances.

To the rear, an extended, bright, and airy living room offers an ideal space for relaxing or entertaining, with French doors opening onto the patio.

There is also a separate dining area, which could serve as a formal dining room or a flexible living space to suit your needs.

A practical utility area completes the ground floor.

Upstairs, the first floor offers four well-proportioned bedrooms, along with a guest WC and a modern shower room.

The shower room is fitted with a contemporary suite, including a low-flush WC, vanity unit with inset wash basin, and a walk-in shower cubicle.

Additional features include a heated towel rail and complementary splashback tiling.

Externally, the property boasts a delightful rear garden, featuring a patio area ideal for outdoor dining, steps leading up to a lawned section, and enclosed boundaries providing privacy.

There is also gated access to the front.

The garage benefits from opening doors to the front and a side access door.

Early viewing is highly recommended to fully appreciate the size, layout, and quality of this fantastic family home.

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: 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)



### **Ground Floor Accommodation**

Porch 9' 0" max x 4' 8" max (2.74m x 1.42m)

Hallway

Fitted Kitchen 11' 9" x 7' 9" (3.58m x 2.36m)

Extended Lounge 16' 8" max x 12' 7" max (5.08m x 3.83m)

Extended Dining Room 16' 8" max x 8' 0" max (5.08m x 2.44m)

Utility Area 7' 0" x 5' 0" (2.13m x 1.52m)

### **First Floor Accommodation**

Bedroom One 11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Two 12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom Three 8' 5" max x 10' 0" max (2.56m x 3.05m)

Bedroom Four 8' 5" max x 8' 4" max (2.56m x 2.54m)

Guest wc 5' 0" x 3' 0" (1.52m x 0.91m)

Family Shower Room 8' 8" x 5' 0" (2.64m x 1.52m)

### **Outside**

Garage (Unmeasured)







# Floor Plan

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

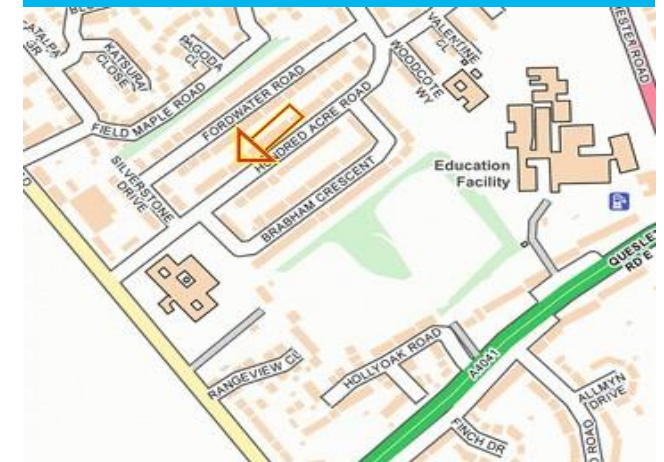


This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

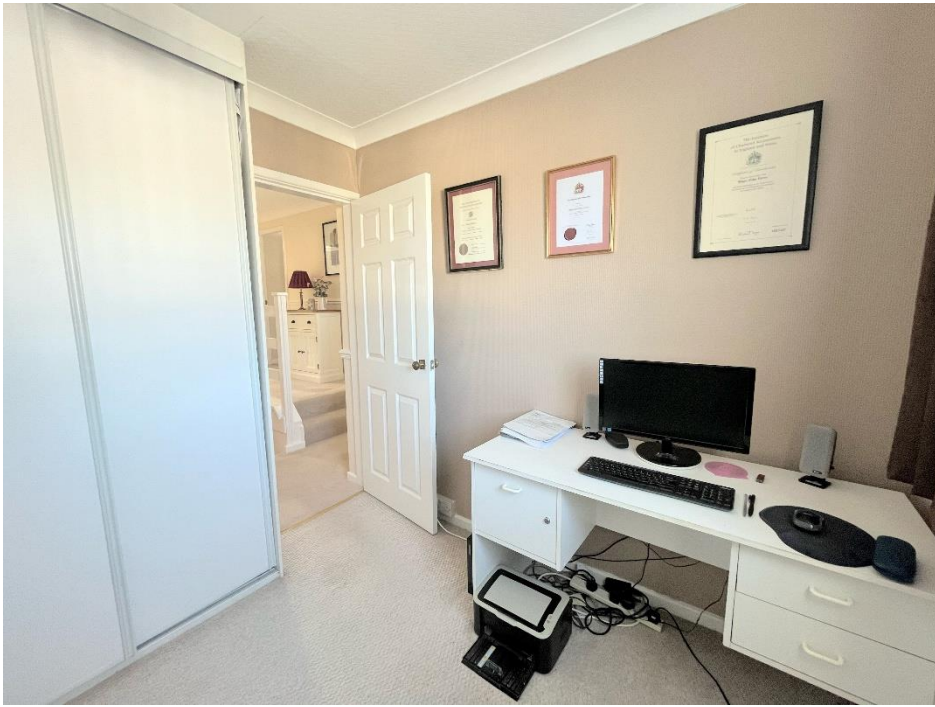
## Energy Performance Rating

**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:

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