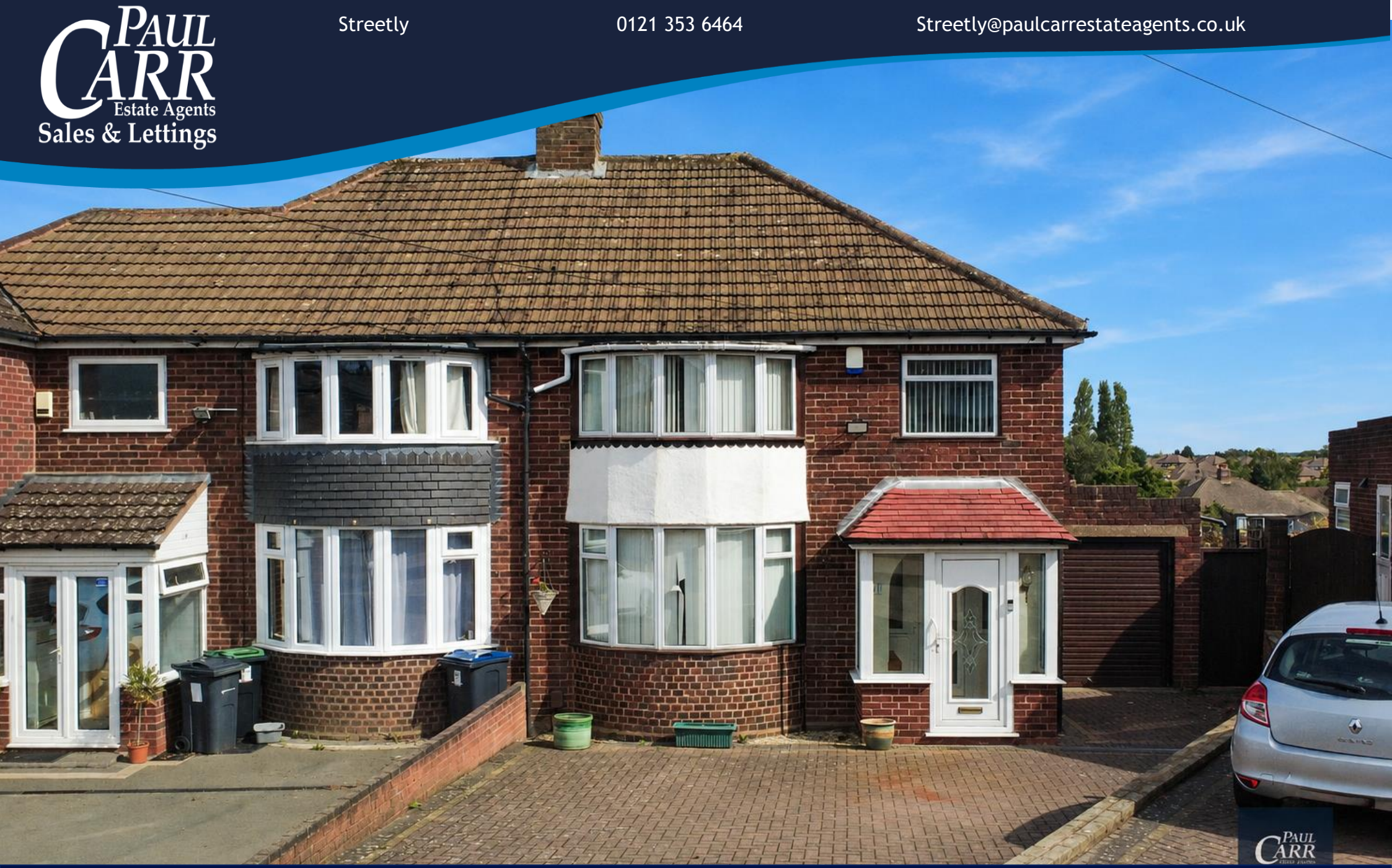
PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Rowton Drive, Streetly
Sutton Coldfield, B74 2AG

£325,000

This spacious and extended traditional three-bedroom semi-detached home occupies a pleasant cul-de-sac position on Rowton Drive in Streetly and is offered for sale with no onward chain. Offering excellent potential for a purchaser to modernise and improve to their own taste, the property is conveniently located for reputable local schools, public transport links, commuter routes and everyday amenities.

Set well back from the road, the property is approached via a generous block-paved driveway providing ample off-road parking, with gated side access leading towards the rear garden. A fully enclosed porch opens into a welcoming entrance hallway with stairs rising to the first floor.

The ground floor offers generous living accommodation, including a front dining room with bay window which opens through into the extended rear lounge, creating an excellent space for both family living and entertaining. There is also an extended fitted kitchen with a range of wall and base units, integrated cooking appliances, useful storage and access into the garage area.

To the first floor are three bedrooms, including a generous principal bedroom with fitted wardrobes, a well-proportioned second double bedroom and a third bedroom ideal as a single bedroom, nursery or home office. The accommodation is completed by a fitted shower room.

Outside, the rear garden enjoys an open aspect towards the neighbouring allotments and features a raised patio, lawn, established borders and gated side access. The property also benefits from a garage area with a useful ground-floor WC and further access to the garden.

Offering generous accommodation, further potential and a desirable Streetly location, early internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City 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

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Accommodation

Porch
4' 1" x 6' 10" (1.24m x 2.08m)

Entrance Hallway
12' 5" x 6' 10" (3.78m x 2.08m)

Lounge
18' 10" x 11' 7" (max) (5.74m x 3.53m)

Dining Room
13' 6" x 11' 7" (4.11m x 3.53m)

Kitchen/Breakfast Room
14' 5" (max) x 10' 1" (max) (4.39m x 3.07m)

Garage
13' 1" (max) x 7' 9" (max) (3.98m x 2.36m)

Ground Floor WC
4' 2" x 3' 2" (1.27m x 0.96m)

First Floor Landing

Bedroom One
13' 8" x 9' 10" (to wardrobe) (4.16m x 2.99m)

Bedroom Two
10' 10" x 11' 7" (3.30m x 3.53m)

Bedroom Three
7' 4" x 6' 9" (2.23m x 2.06m)

Shower Room
7' 1" x 6' 9" (2.16m x 2.06m)















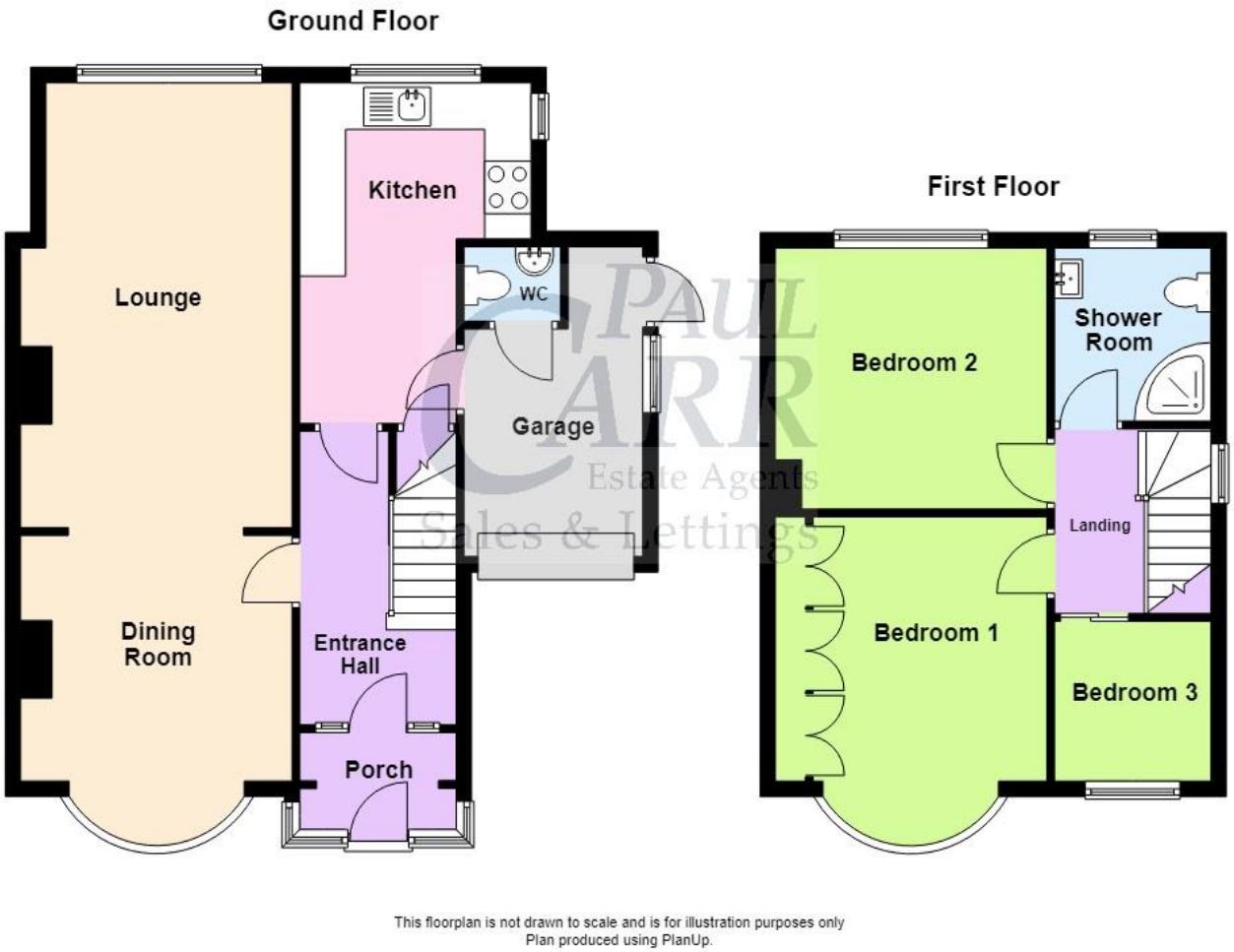




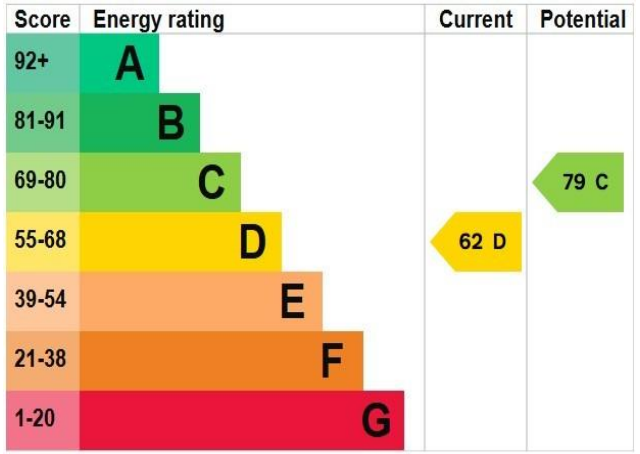


Floor Plan

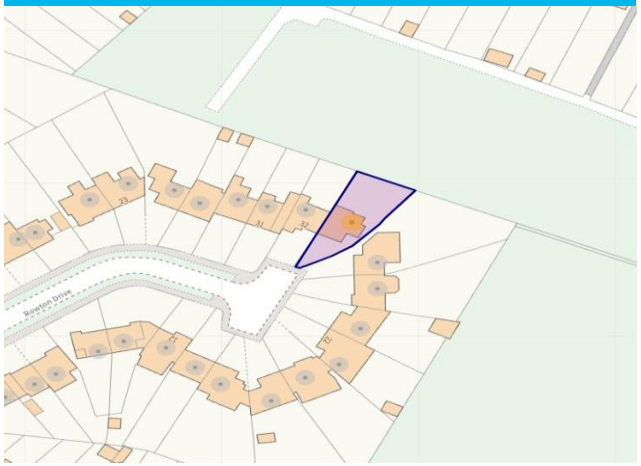
This floor plan is not drawn to scale and is for illustration purposes only



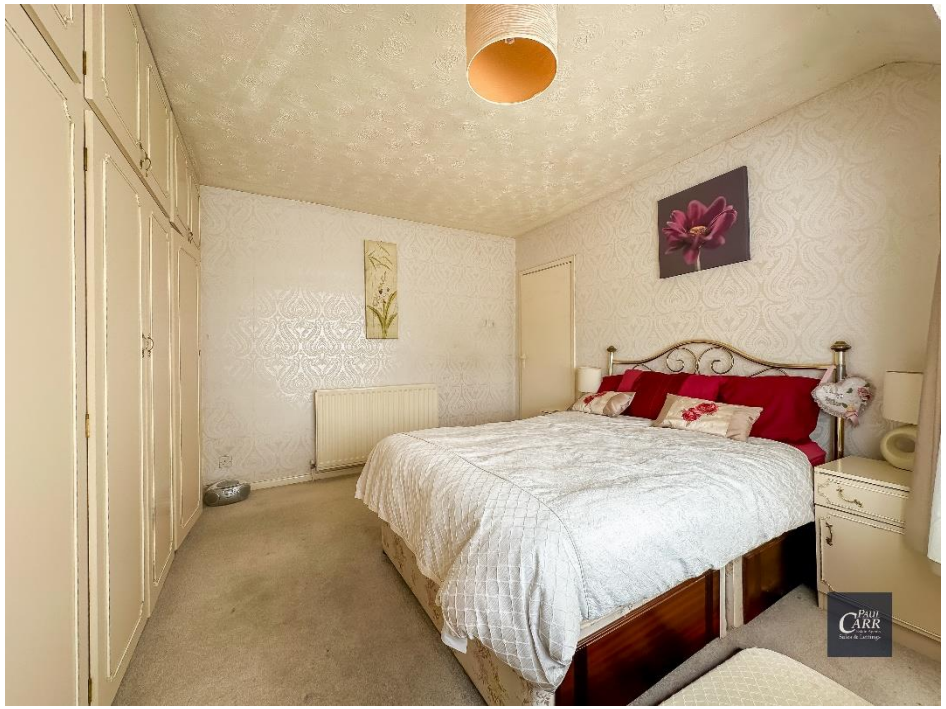
Energy Performance Rating



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.