



Lowlands Avenue, Streetly,
Sutton Coldfield, B74 3RA

£340,000

Paul Carr Estate Agents are delighted to present this immaculately presented and deceptively spacious two-bedroom bungalow, offering versatile single-storey living in a highly sought-after location.

Beautifully maintained throughout, the property provides generous and well-balanced accommodation ideally suited to a variety of purchasers.

At the heart of the home is a spacious lounge filled with natural light, alongside a stylishly appointed kitchen fitted with a range of matching high-gloss wall, drawer and base units incorporating a porcelain sink with drainer and mixer tap, integrated oven, hob and extractor hood, complemented by coordinating tiling.

To the rear, a bright conservatory offers an additional reception or dining area with pleasant views over the garden.

The accommodation further comprises two well-proportioned bedrooms and a contemporary bathroom featuring a low flush WC, vanity unit with inset wash hand basin, and a bath with shower over. A welcoming entrance hall provides excellent flow throughout the property.

Externally, the bungalow benefits from a detached garage and an impressive rear garden, perfect for al fresco dining and entertaining, adding both practicality and appeal.

Combining comfort, convenience and flexible living accommodation, this superb bungalow is ideal for downsizers or buyers seeking peaceful, low-maintenance living in a desirable setting.

Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

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

Accommodation

Entrance Hallway

Lounge 18' 3" max x 12' 9" max
(5.56m x 3.88m)

Fitted Kitchen 11' 3" x 7' 6"
(3.43m x 2.28m)

Conservatory 9' 0" x 9' 0"
(2.74m x 2.74m)

Bedroom One 13' 9" x 9' 7"
(4.19m x 2.92m)

Bedroom Two 9' 11" x 9' 0"
(3.02m x 2.74m)

Bathroom 6' 9" x 5' 5"
(2.06m x 1.65m)

Outside

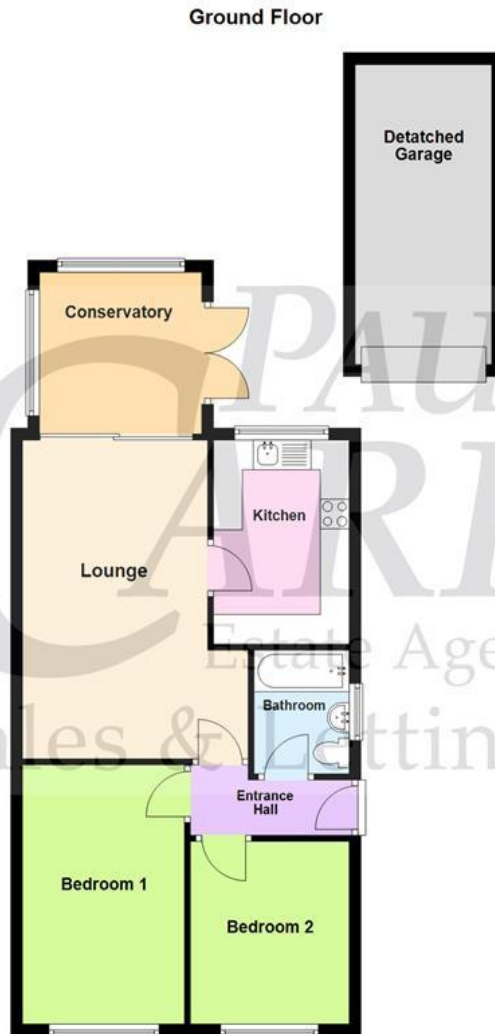
Garage 15' 4" x 7' 10"
(4.67m x 2.39m)





Floor Plan

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

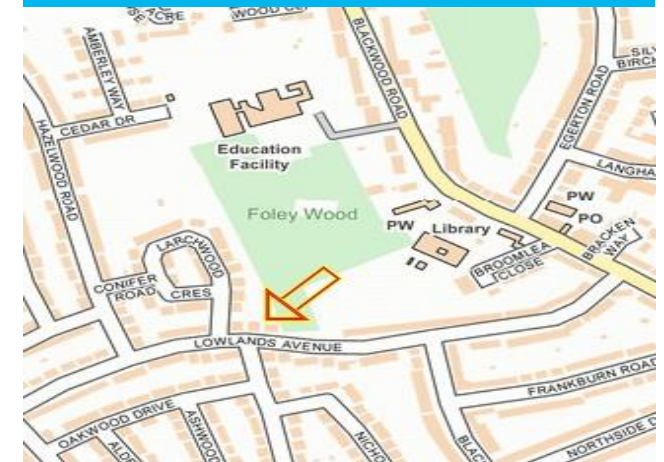


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Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

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