



Mayfield Road, Streetly,,
Sutton Coldfield, B74 3PY

£425,000

Paul Carr Estate Agents are pleased to present this beautifully presented and extended four-bedroom semi-detached family home.

Situated on Mayfield Road in the highly sought-after area of Streetly, the property is ideally located close to popular local schools (buyers are advised to check catchment areas), a range of local amenities, and excellent transport links.

The property is set back from the road behind a multi-vehicle driveway, providing access to the front entrance porch and garage. Upon entering, you are welcomed by an impressive reception hallway that immediately sets the tone for this attractive family home.

Leading from the hallway is a spacious dual aspect through lounge, offering both living and dining areas, as well as an extended fitted kitchen.

Additional ground floor features include a useful utility room and a guest WC.

Upstairs, the first floor offers four well-proportioned bedrooms and a spacious family bathroom, fitted with a suite comprising a low-flush WC, a vanity unit with wash basin and storage, and a bath with shower over, complemented by tiled walls.

Externally, the property benefits from a family-friendly rear garden featuring a patio seating area ideal for entertaining and al-fresco dining, a lawned section, and enclosed boundaries.

Internal viewing is highly recommended to fully appreciate the generous size and high standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Porch

Hallway

Through Lounge

27' 1" max x 10' 8" max (8.25m x 3.25m)

Extended Kitchen

15' 3" max x 8' 1" max (4.64m x 2.46m)

Utility Room

7' 0" x 4' 5" (2.13m x 1.35m)

Guest WC

4' 7" x 4' 5" (1.40m x 1.35m)

First Floor Accommodation

Bedroom One

14' 2" max x 10' 1" max (4.31m x 3.07m)

Bedroom Two

12' 2" max x 11' 2" max (3.71m x 3.40m)

Bedroom Three

12' 1" x 7' 3" (3.68m x 2.21m)

Bedroom Four

9' 10" max x 6' 6" max (2.99m x 1.98m)

Family Bathroom

8' 4" x 7' 6" (2.54m x 2.28m)

Outside

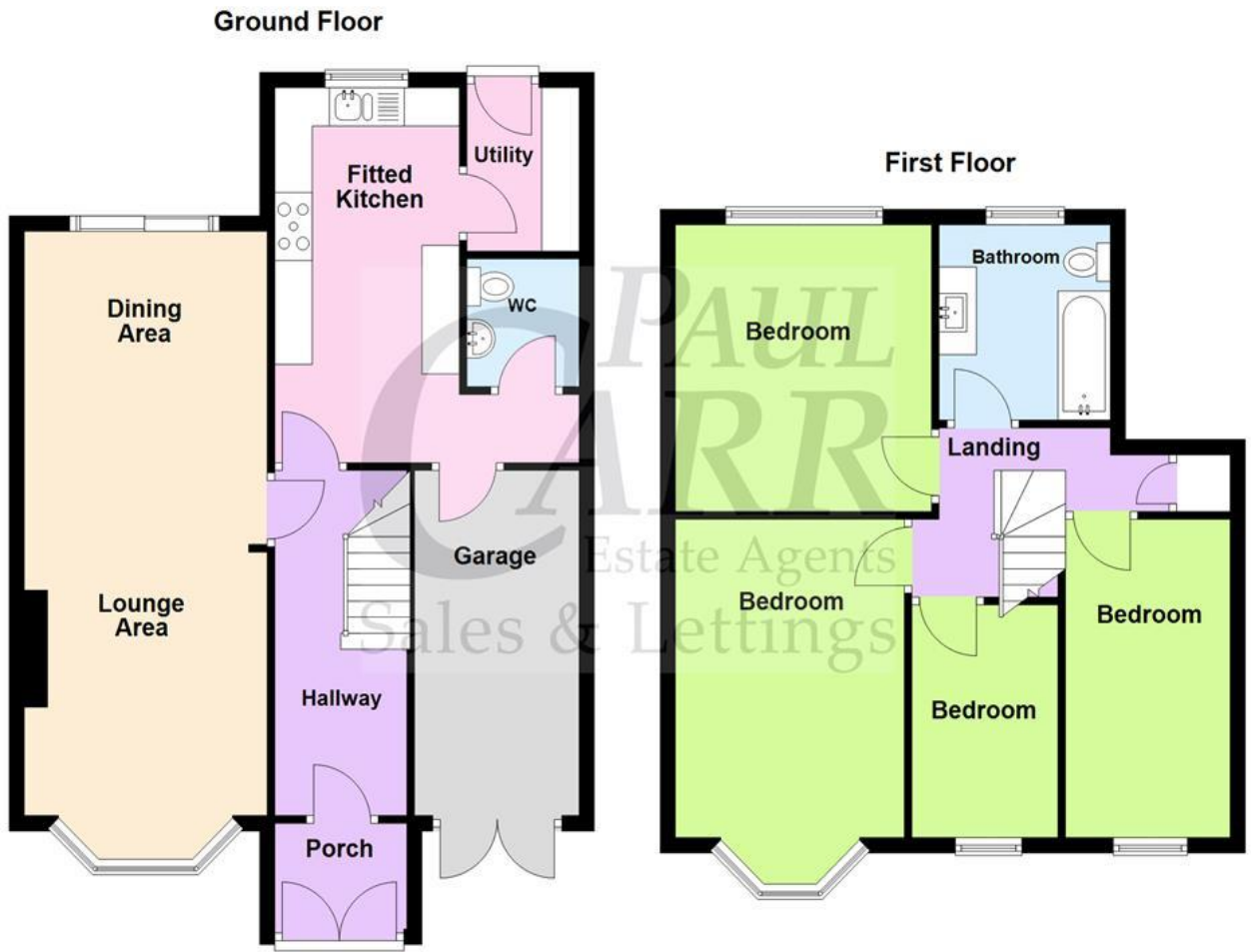
Garage 17' 4" x 7' 7" (5.28m x 2.31m)





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.

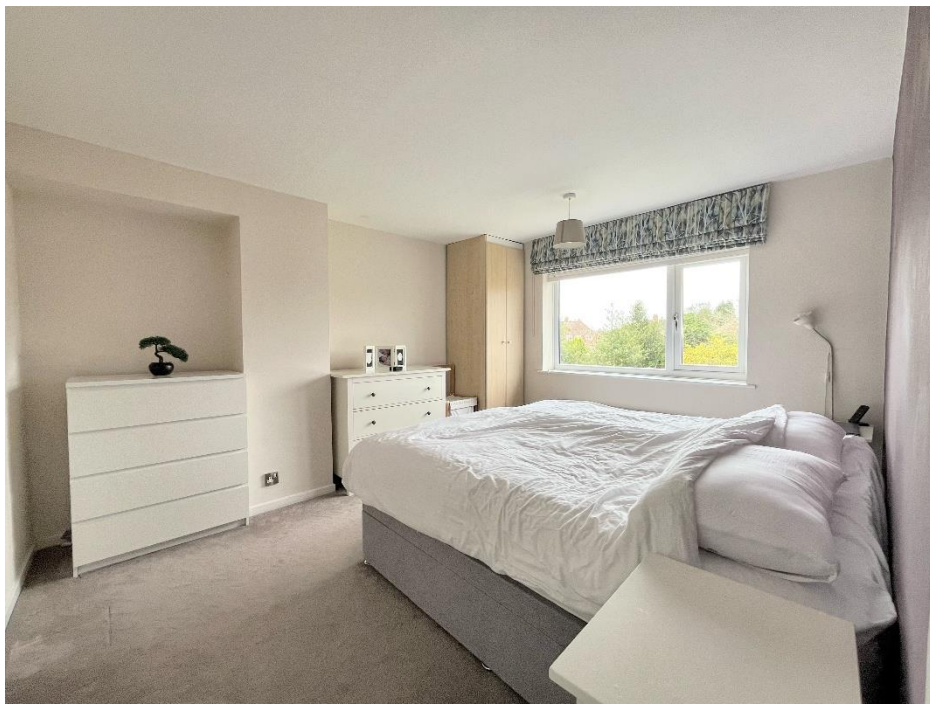
Energy Performance Rating

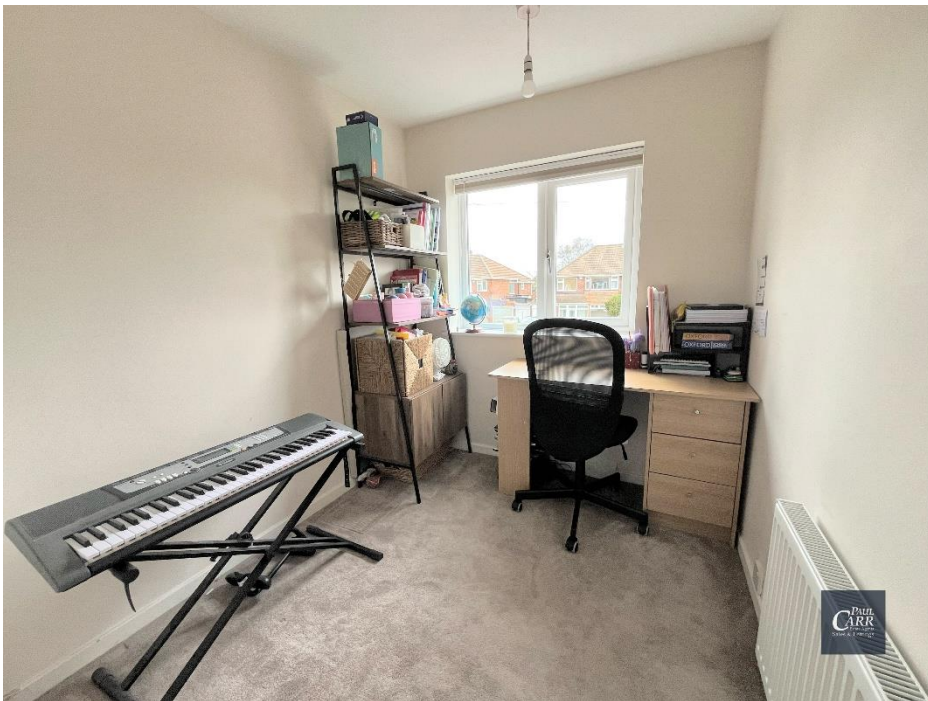
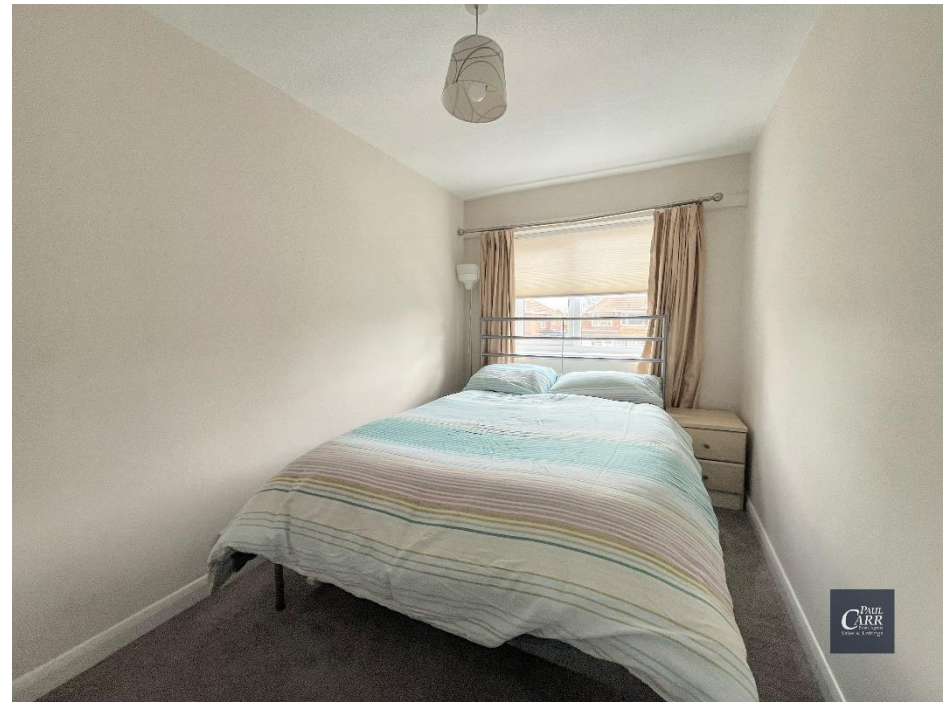
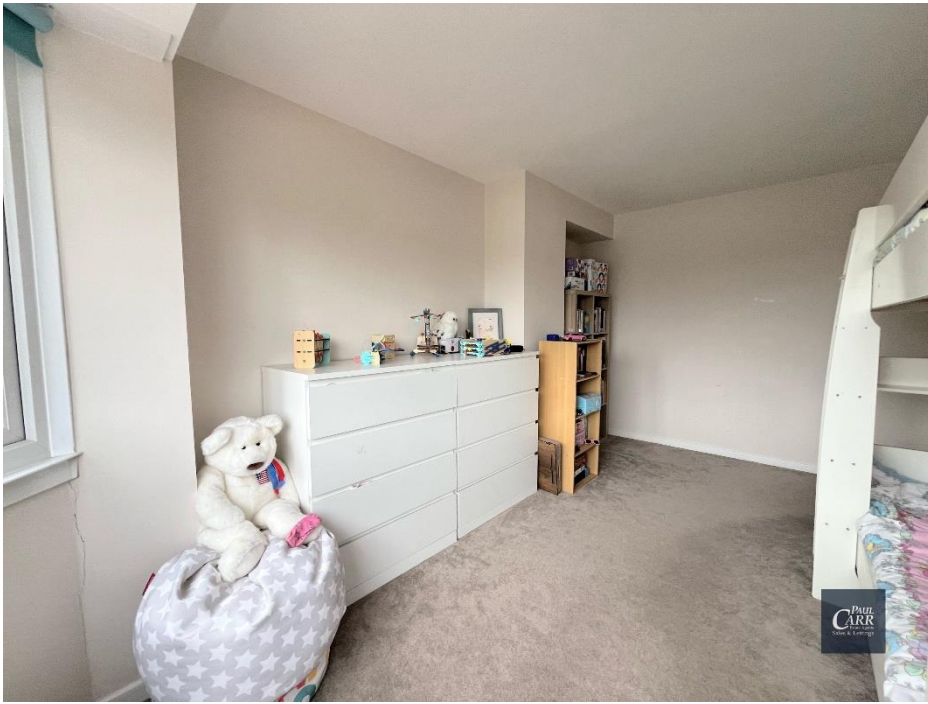
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

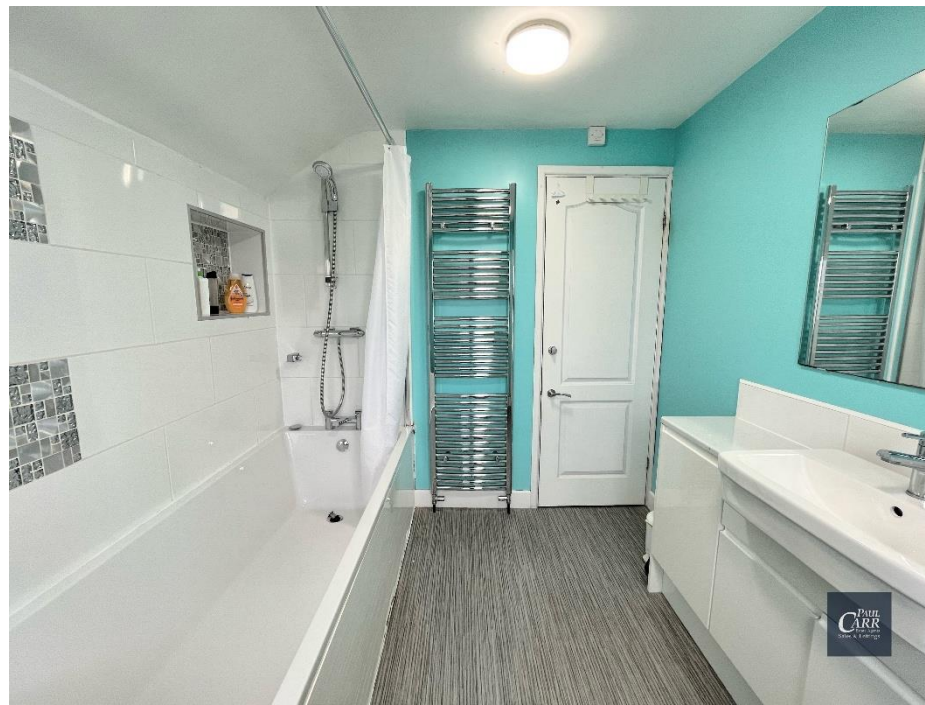
Map Location













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.