



Hundred Acre Road, Streetly
Sutton Coldfield, B74 2LB

Guide Price £280,000

Situated on the sought-after Hundred Acre Road, this three-bedroom detached family home offers fantastic potential for improvement and modernisation. Ideally located close to well-regarded local schools, excellent public transport links, and a variety of shops and restaurants, the property is perfectly positioned for family living. Internally, the accommodation comprises an entrance hall, a spacious front-facing lounge, and an L-shaped kitchen/dining room to the rear. To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, along with access to a garage. To the rear, there is a private enclosed garden featuring a patio area and a lawn. This property is in need of updating, offering an excellent opportunity for buyers looking to add value and create a home to their own specification.

Early viewing is highly recommended to fully appreciate the potential, location, and generous accommodation on offer.

This Property is Being sold by Paul Carr Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

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 Hall

Lounge

16' 5" x 11' 0" (5.00m x 3.35m)

L Shape Kitchen/Dining Room

19' 4" (max) x 16' 5" (max) (5.89m x 5.00m)

Garage

First Floor Landing

Bedroom One

16' 5" x 11' 0" (5.00m x 3.35m)

Bedroom Two

14' 0" x 7' 8" (4.26m x 2.34m)

Bedroom Three

8' 5" x 9' 6" (2.56m x 2.89m)

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

WC

5' 8" x 2' 11" (1.73m x 0.89m)





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.

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