



Laneside Avenue, Streetly
Sutton Coldfield, B74 2BZ

Offers Over £300,000

Situated on the sought after Laneside Avenue in Streetly, this well presented three bedroom semi detached family home offers a fantastic opportunity for buyers seeking both comfort and convenience. Ideally located within close proximity to reputable local schools, excellent public transport links, and a range of nearby amenities, the property is perfectly suited to modern family living.

Upon entering, a welcoming porch leads into the entrance hall, setting the tone for the accommodation beyond. The spacious through lounge is a standout feature, boasting a charming bow window to the front that allows for plenty of natural light, while French doors to the rear provide seamless access to the garden, ideal for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, catering to everyday practicality.

To the first floor, the landing gives access to three well proportioned bedrooms, comprising two generous doubles and a comfortable single, along with a modern shower room.

Externally, the property continues to impress. To the front, a block paved driveway provides off road parking, with shared side access leading to a garage at the rear. The rear garden is a particularly attractive feature, offering a peaceful outdoor retreat with a patio area, neatly maintained lawn, flower beds, mature shrubs, and fenced boundaries providing privacy.

Early internal viewing is highly recommended to fully appreciate the space, location, and overall appeal this delightful family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

4' 2" x 6' 4" (1.27m x 1.93m)

Entrance Hall

14' 0" x 6' 2" (4.26m x 1.88m)

Lounge/Dining Room

22' 7" (max) x 12' 11" (max) (6.88m x 3.93m)

Kitchen

8' 9" x 10' 2" (2.66m x 3.10m)

Garage

16' 4" x 8' 2" (4.97m x 2.49m)

First Floor Landing

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom Two

10' 11" x 11' 3" (3.32m x 3.43m)

Bedroom Three

8' 5" x 8' 1" (2.56m x 2.46m)

Shower Room

5' 6" x 8' 0" (1.68m x 2.44m)







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		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		
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.