



Boundary Road, Streetly
Sutton Coldfield, B74 2JH

£195,000

Paul Carr Estate Agents are delighted to present this spacious three-bedroom first-floor maisonette, ideally situated in the highly sought-after area of Streetly.

The property benefits from excellent transport links, convenient access to local amenities, and well-regarded schools (buyers are advised to check catchment areas).

Occupying a generous corner plot, the home offers ample off-road parking for multiple vehicles, along with a side garden and an enclosed rear garden.

Accessed via a private entrance, stairs rise to the first-floor accommodation. The welcoming hallway leads to a bright and airy lounge, enhanced by a front-facing window that allows plenty of natural light to flood the space.

The kitchen diner is fitted with a range of wall, drawer and base units, complete with an integrated oven, and hob, and provides additional space for further white goods and dining.

All three bedrooms are well-proportioned and positioned to the rear of the property, offering a pleasant outlook.

The shower room is fitted with a modern suite comprising a low-flush WC, pedestal wash hand basin, and a shower cubicle.

This fantastic home represents an excellent opportunity for first-time buyers, young families, or those looking to downsize while securing a property in this desirable location.

Tenure: We can confirm the property is Leasehold with approximately 125 years remaining

Council Tax Band: We can confirm the Council Tax Band is C.

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



Entrance Hall

Hallway

Lounge 1

3' 7" x 14' 4" (4.14m x 4.37m)

Kitchen Diner

13' 8" max x 10' 5" max (4.16m x 3.17m)

Bedroom 1

13' 2" x 9' 7" (4.01m x 2.92m)

Bedroom 2

10' 11" x 8' 6" (3.32m x 2.59m)

Bedroom 3

9' 9" max x 8' 9" max (2.97m x 2.66m)

Shower Room

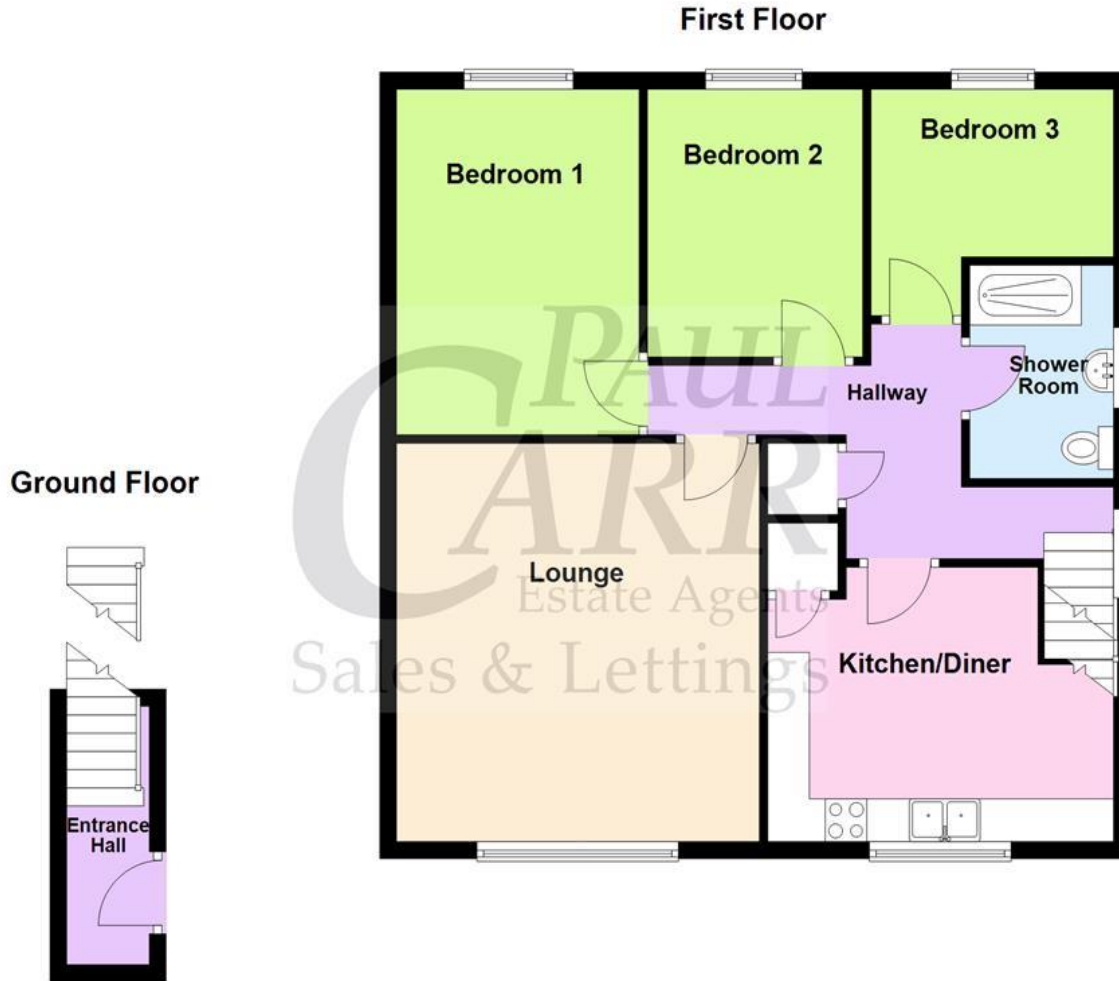
8' 2" x 5' 5" (2.49m x 1.65m)





Floor Plan

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

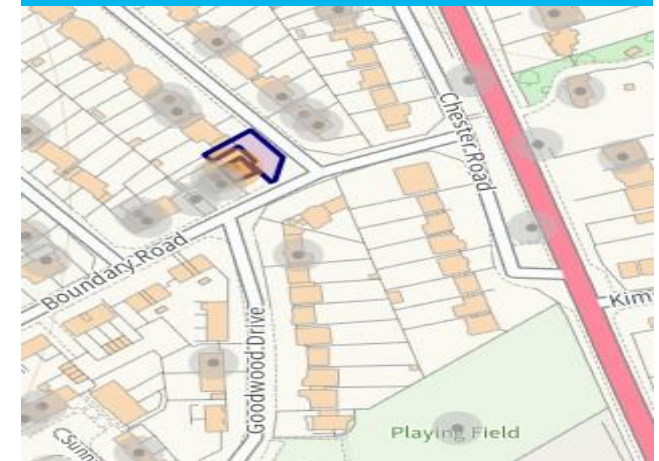


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Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 76 C |
| 55-68 | 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.