PAUL CARR Estate Agents
Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Coniston Road, Streetly
Sutton Coldfield, B74 3LF

Offers Over £425,000

Paul Carr Estate Agents are delighted to offer for sale this beautifully presented and thoughtfully extended semi-detached family home, ideally situated along a highly sought-after residential road in Streetly. Combining generous accommodation with stylish presentation throughout, this impressive property is perfectly suited to modern family living and should undoubtedly be at the top of your viewing list.

The location provides excellent access to a range of popular local schools (catchments should be checked), amenities and transport links.

The property is set back from the road behind a generous multi-vehicle driveway, providing ample off-road parking and leading to a useful side garage and welcoming entrance porch. The garage also offers exciting potential for further extension, subject to obtaining all necessary planning and building regulations approvals.

Upon entering, a stunning reception hallway immediately creates a fantastic first impression, setting the tone for the beautifully presented accommodation beyond. The spacious dual-aspect through lounge and dining room provides an impressive principal living space, featuring a charming bay window to the front and French doors opening directly onto the rear garden. This versatile room offers plenty of space for both relaxing and entertaining.

The extended fitted kitchen forms the true heart of this family home and has been thoughtfully designed with a comprehensive range of matching wall, drawer and base units, complemented by attractive quartz work surfaces. Integrated appliances include an oven, hob and extractor, while a sink unit and mixer tap provides practicality. A rear-facing window fills the room with natural light, while French doors open onto the patio and a further door provides direct access to the garage.

The first floor provides three well-proportioned bedrooms, offering comfortable and versatile accommodation for the whole family.

The impressive principal bedroom benefits from a walk-in bay window overlooking the front, while the second bedroom enjoys charming views across the rear.

The third bedroom features useful built-in storage. Completing the accommodation is a modern family bathroom, fitted with a contemporary suite comprising a low-flush WC, wash hand basin and bath with shower over. Complementary wall tiling completes the stylish finish. The rear garden provides an excellent space for both relaxation and entertaining. A generous patio area is perfectly suited to al fresco dining and summer gatherings, leading onto a predominantly lawned garden. A versatile summer house provides an additional useful space, ideal for a home office, hobby room, gym or garden retreat.

A superbly presented and extended family home in a highly desirable Streetly location, offering generous living accommodation, excellent outside space and further potential for extension. Internal viewing is highly recommended to fully appreciate all this wonderful property has to offer.

Tenure: We can confirm the property is Freehold.

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


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Porch

7' 2'' max x 4' 0'' max (2.18m x 1.22m)

Hallway

12' 7'' x 7' 9'' (3.83m x 2.36m)

Through Lounge Diner

26' 6'' max x 11' 7'' max (8.07m x 3.53m)

Extended Kitchen Diner

13' 2'' max x 8' 3'' max (4.01m x 2.51m)

First Floor Accommodation

Bedroom 1

13' 1'' max x 11' 7'' max (3.98m x 3.53m)

Bedroom 2

12' 0'' max x 10' 6'' max (3.65m x 3.20m)

Bedroom 3

8' 9'' max x 8' 2'' max (2.66m x 2.49m)

Bathroom

7' 6'' max x 5' 3'' max (2.28m x 1.60m)

Outside

Garage

13' 4'' x 7' 9'' (4.06m x 2.36m)

Summer House

8' 1'' max x 11' 8'' max (2.46m x 3.55m)







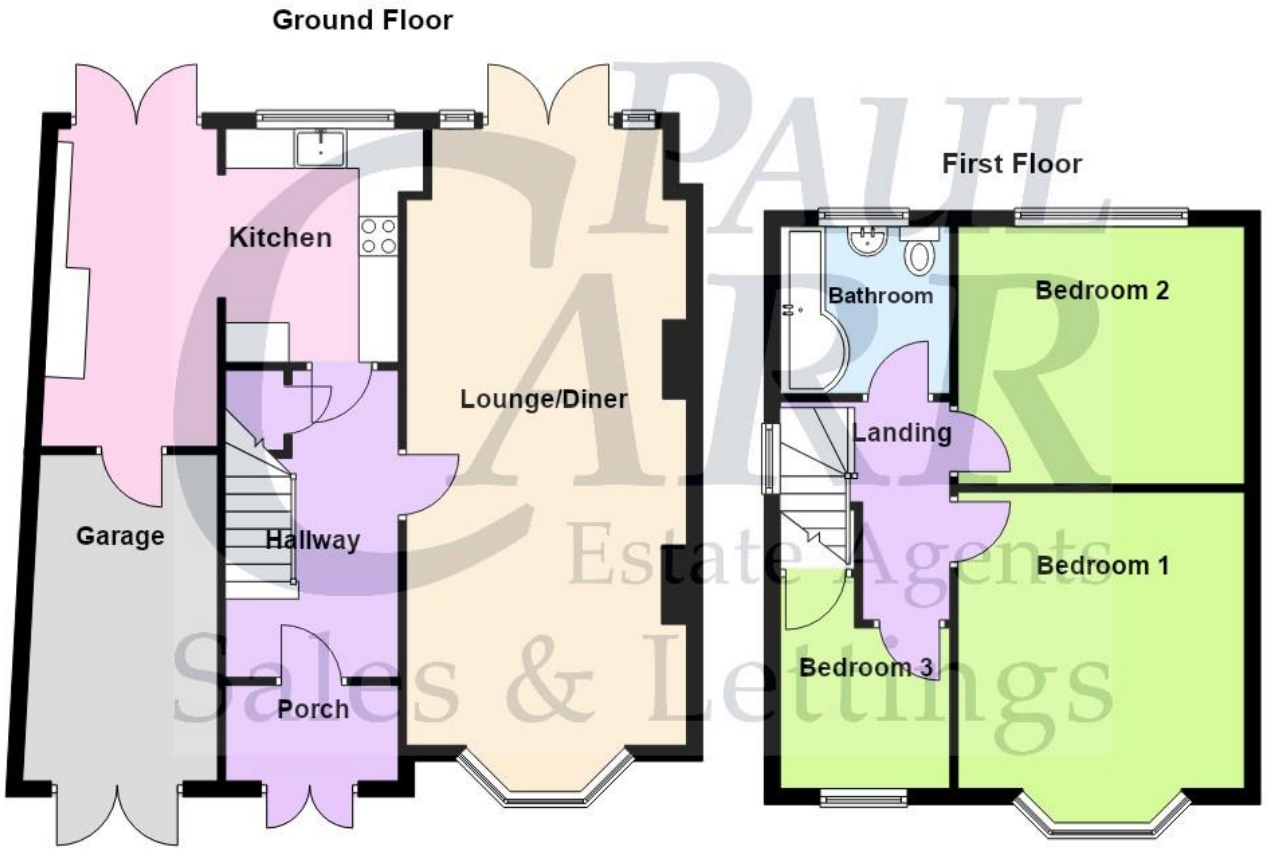






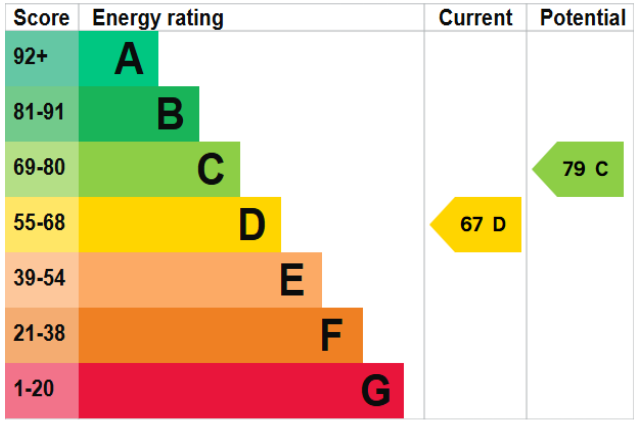
Floor Plan

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

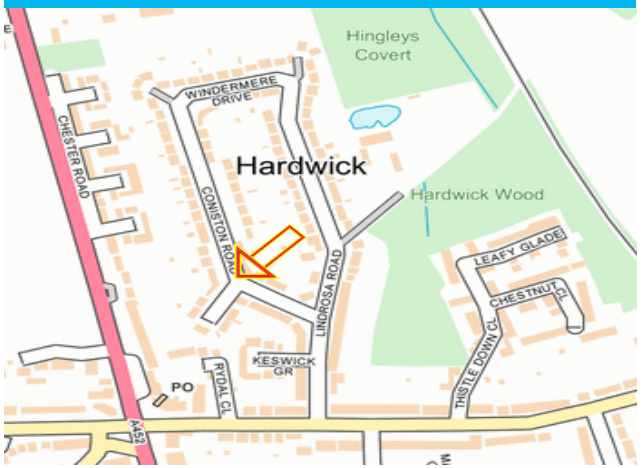


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Plan produced using PlanUp.

Energy Performance Rating



Map Location


































DARKS
LIGHTS
COLOURS


GUCCI


SELFRIDGES















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.