



The Range, Streetly,
Sutton Coldfield, B74 2BE

£465,000

Set within the highly desirable cul-de-sac of The Range in Streetly, this attractive detached family home enjoys a prime location close to well-regarded schools (buyers should verify catchment areas), local amenities, and excellent transport links.

The property is approached via a front garden with a driveway providing access to the integral garage, alongside a pathway leading to the main entrance. Internally, the home is thoughtfully laid out.

The welcoming hallway features stairs rising to the first floor and leads into a spacious lounge, complete with a charming bay window to the front. Double doors open through to the dining room, which enjoys pleasant views over the rear garden—ideal for both everyday living and entertaining.

The property also benefits from an impressive extended fitted breakfast kitchen, offering dining area and ample workspace and storage, with a door leading to a separate utility room that provides space and plumbing for a washing machine, as well as access to a convenient guest WC located off the hallway.

Upstairs, there are four well-proportioned bedrooms and a family bathroom.

The principal bedroom is a standout feature, boasting a striking half-arch window, fitted wardrobes, and access to a private en-suite shower room, fitted with a WC, pedestal wash basin, and shower cubicle.

The family bathroom is well-appointed with a suite comprising a WC, pedestal wash basin, and a panelled bath.

Externally, the front of the property offers a driveway and side gated access to the rear.

The enclosed rear garden is ideal for families, featuring a lawned area, patio space for outdoor dining, and fenced boundaries providing privacy.

The property is being offered for sale with no upward chain.

Tenure: We can confirm the property is Freehold.

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

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

Entrance Hallway

Lounge 19' 6" max x 10' 9" max (5.94m x 3.27m)

Dining Room 10' 4" max x 9' 3" max (3.15m x 2.82m)

Breakfast Kitchen 16' 6" max x 9' 7" max (5.03m x 2.92m)

Utility Room 9' 2" max x 5' 0" max (2.79m x 1.52m)

Guest WC 5' 9" x 3' 0" (1.75m x 0.91m)

First Floor Accommodation

Master Bedroom

En-Suite Shower Room 8' 3" max x 4' 7" max (2.51m x 1.40m)

Bedroom Two 12' 5" max x 8' 8" max (3.78m x 2.64m)

Bedroom Three 10' 4" max x 9' 9" max (3.15m x 2.97m)

Bedroom Four 9' 9" max x 8' 7" max (2.97m x 2.61m)

Family Bathroom 7' 7" x 6' 0" (2.31m x 1.83m)

Outside

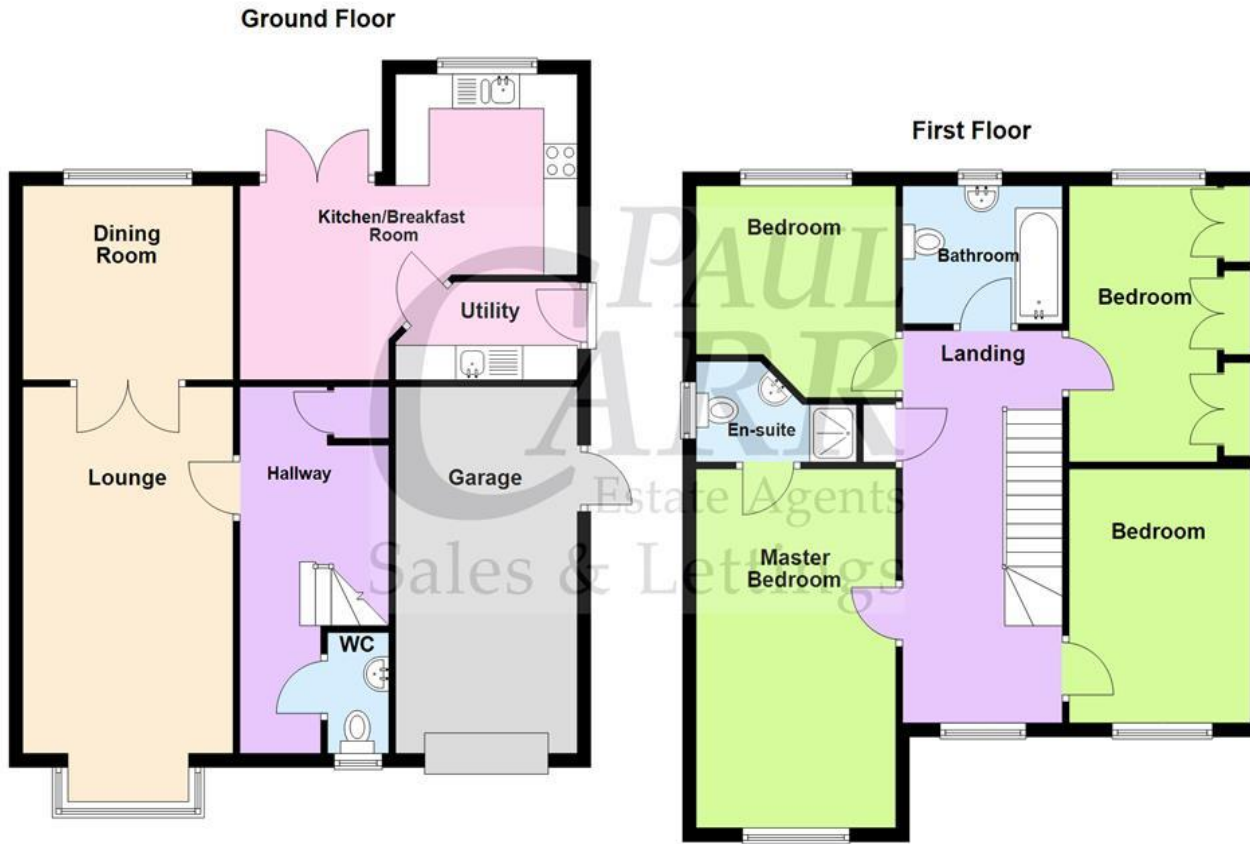
Garage 17' 6" x 8' 9" (5.33m x 2.66m)





Floor Plan

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

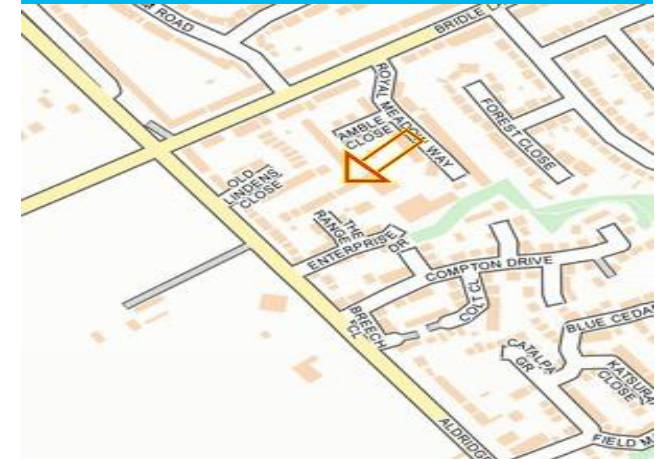


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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.