PAUL CARR Estate Agents Sales & Lettings

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Pagoda Close, Streetly
Sutton Coldfield, B74 2AY

Offers in the Region Of £525,000

Nestled within the highly sought-after area of Streetly, this impressive executive-style detached family home occupies an enviable corner position, enjoying attractive open aspects to both the front and rear.

Offering spacious, versatile and beautifully presented accommodation, this wonderful property is perfectly suited to modern family living.

Upon entering, you are greeted by a bright and welcoming entrance hallway, leading through to a generous lounge situated at the front of the property. Featuring an attractive bay window, this inviting reception room offers the perfect space to relax and unwind. The lounge flows seamlessly into the dining area, creating an excellent open-plan feel and an ideal setting for entertaining family and friends.

From the dining area, doors lead into a lovely orangery overlooking the rear garden, providing additional versatile living space that could be enjoyed as a second sitting room, family room or peaceful retreat, while taking full advantage of the delightful rear aspect. The well-appointed kitchen forms the heart of the home, fitted with a range of wall, drawer and base units, complemented by an integrated oven, hob, extractor and sink with drainer.

An adjoining utility room provides valuable additional storage and practicality, while a convenient ground-floor WC completes the ground-floor accommodation.

To the first floor, the impressive master bedroom features a beautiful bay window and a stylish en-suite shower room.

The second bedroom also benefits from fitted wardrobes, while the third bedrooms offer excellent space and flexibility for growing families, guests or further home-working requirements.

A luxurious, well-appointed family bathroom completes the first-floor accommodation.

Externally, the property continues to impress, with its enviable corner position enhancing the sense of space and enjoying attractive aspects to both the front and rear. There is ample off-road parking to the front for multiple vehicles, and a side garage.

To the rear, the enclosed garden provides a wonderful outdoor space, featuring a paved patio, lawned areas and several seating spaces, making it perfect for relaxing, entertaining and enjoying the warmer months.

Ideally positioned within the popular residential area of Streetly, the property enjoys convenient access to highly regarded local schools (catchments should be checked), excellent public transport links and the beautiful 2,400-acre Sutton Park National Nature Reserve, offering a wealth of outdoor leisure opportunities.

Offering generous accommodation, versatile living space, an enviable corner position and a highly desirable location, this fantastic family home must be viewed to be fully appreciated.

Early viewing is highly recommended to avoid disappointment!

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


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Hallway

Lounge

21' 0'' max x 12' 9'' max (6.40m x 3.88m)

Dining Area

13' 0'' x 10' 5'' (3.96m x 3.17m)

Breakfast Kitchen

14' 9'' x 12' 4'' (4.49m x 3.76m)

Utility Room

7' 6'' x 6' 11'' (2.28m x 2.11m)

Guest WC

6' 1'' x 4' 5'' (1.85m x 1.35m)

Conservatory

15' 9'' x 12' 7'' (4.80m x 3.83m)

First Floor Accommodation

Master Bedroom

17' 3'' x 11' 1'' (to wardrobes) (5.25m x 3.38m)

En-Suite Shower Room

10' 2'' x 3' 8'' (3.10m x 1.12m)

Bedroom 2

12' 9'' x 10' 8'' (to wardrobes) (3.88m x 3.25m)

Bedroom 3

12' 7'' max x 8' 6'' max (3.83m x 2.59m)

Family Bathroom
9' 5'' max x 7' 9'' max (2.87m x 2.36m)

Outside

Garage

20' 9'' x 9' 5'' (6.32m x 2.87m)







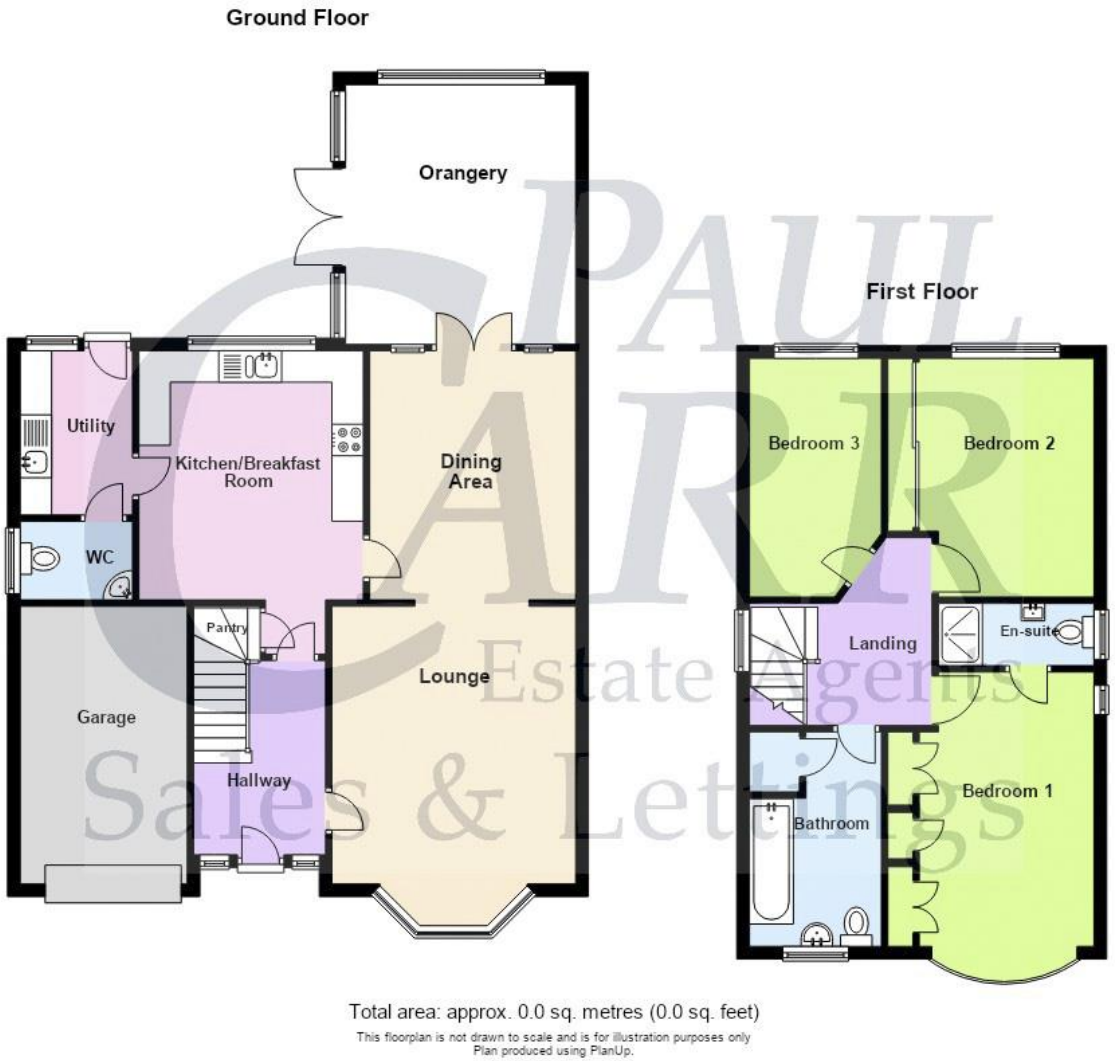






Floor Plan

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



Energy Performance Rating

NEW INSTRUCTION

AWAITING EPC

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 £47.50 + VAT (£57 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.