



Laneside Avenue, Streetly,
Sutton Coldfield, B74 2BZ

£300,000

Paul Carr Estate Agents are pleased to present this spacious three-bedroom semi-detached family home, ideally situated in the highly sought-after area of Streetly.

The property enjoys a convenient location close to well-regarded local schools (buyers are advised to confirm catchment areas), a range of amenities, and excellent transport links.

Set back from the road, the home features a driveway leading to a porch, along with shared access to a garage.

Upon entering, you are welcomed by a bright reception hallway with stairs rising to the first-floor landing and access to the through lounge/diner and kitchen.

The through lounge/diner is a generous dual-aspect space, offering views to the front and rear, with patio doors opening out onto the garden.

The kitchen is fitted with a range of wall and base units, complete with a sink and drainer.

A useful utility area is located just off the kitchen, providing additional work surface space and plumbing for a washing machine.

Upstairs, the property offers three well-proportioned bedrooms, with bedrooms one and three benefiting from fitted wardrobes. The family bathroom is fitted with a four-piece suite, including a low-level WC, wash hand basin, bath, and separate shower cubicle.

To the rear, the property boasts an enclosed garden with a patio area and a lawn, ideal for outdoor enjoyment.

The garage can be accessed from both the front and rear, adding further practicality to this appealing family home.

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 & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Through Lounge/Dining Room 22' 7" max x 13' 3" max
(6.88m x 4.04m)

Kitchen 9' 0" max x 10' 6" max
(2.74m x 3.20m)

Utility Space 5' 11" x 11' 2"
(1.80m x 3.40m)

First Floor Accommodation

Bedroom One 11' 9" max x 13' 6" max
(3.58m x 4.11m)

Bedroom Two 11' 0" max x 13' 6" max
(3.35m x 4.11m)

Bedroom Three 8' 6" max x 8' 2" max
(2.59m x 2.49m)

Bathroom 5' 6" x 8' 2"
(1.68m x 2.49m)

Outside

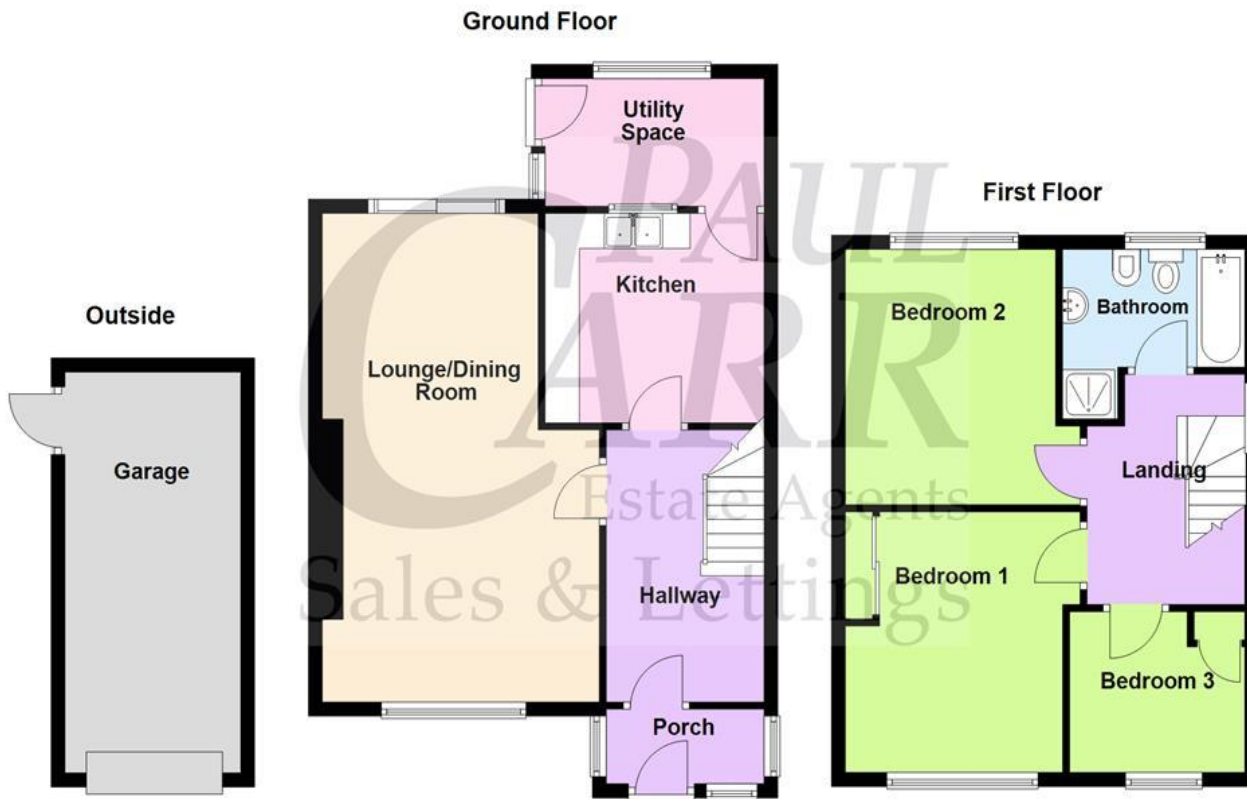
Garage 23' 2" x 9' 5"
(7.06m x 2.87m)





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

**NEW INSTRUCTION
AWAITING
ENERGY
PERFORMANCE
CERTIFICATE**

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.