



Highgate, Streetly
Sutton Coldfield, B74 3HW

£895,000

Occupying a generous plot within Highgate, Streetly, one of the area's most exclusive and highly sought after private roads, this substantial detached bungalow enjoys the benefit of a secure gated setting, versatile accommodation and a fully self-contained annex, making it an excellent opportunity for families, multi-generational living or those requiring independent living space. Properties within this prestigious development are rarely available, with residents enjoying both privacy and convenience, being just a short distance from Sutton Park, reputable local schooling and the excellent range of shops, restaurants, cafés and bars found in Streetly Village.

The property itself offers spacious and flexible accommodation throughout. A particular highlight is the fully serviced annex, which is connected to the main residence and comprises a lounge, kitchen/dining room, bedroom and bathroom, providing ideal accommodation for a dependent relative, guest suite or independent family member.

The main bungalow is entered via an entrance hallway and comprises a spacious garden facing lounge/dining room, kitchen, utility room, reception room, four bedrooms, shower room, separate WC and a number of useful storage cupboards, offering excellent practical storage throughout the home.

Externally, the property occupies an enviable plot with a private rear garden enjoying a patio seating area, lawn and mature shrubbery borders, all enclosed by fencing to create a pleasant and secluded outdoor space. To the front, the property benefits from a double garage together with driveway parking.

The property presents an excellent opportunity for buyers to update and tailor the accommodation to their individual requirements, creating a superb home within this highly desirable and exclusive setting.

Offered for sale with no upward chain, early internal viewing is strongly recommended to fully appreciate the size, flexibility and outstanding position of this unique home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Walsall Council.

Services Connected: Mains gas, electric, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

Lounge/Dining Room

21' 8" (max) x 19' 11" (max) (6.60m x 6.07m)

Kitchen 16' 0" x 8' 8" (4.87m x 2.64m)

Utility Room 10' 6" x 5' 10" (3.20m x 1.78m)

Bedroom One 13' 9" x 11' 7" (4.19m x 3.53m)

Bedroom Two 15' 3" x 11' 7" (4.64m x 3.53m)

Bedroom Three 9' 10" x 11' 2" (max) (2.99m x 3.40m)

Bedroom Four/Office 8' 5" x 7' 11" (2.56m x 2.41m)

Shower Room 7' 7" x 6' 2" (2.31m x 1.88m)

WC 6' 3" x 2' 11" (1.90m x 0.89m)

Reception Room 19' 11" x 9' 11" (6.07m x 3.02m)

Annex Lounge 13' 4" x 12' 2" (max) (4.06m x 3.71m)

Annex Kitchen/Diner 13' 11" x 9' 10" (4.24m x 2.99m)

Annex Bedroom 13' 5" x 8' 10" (4.09m x 2.69m)

Annex Bathroom 8' 7" x 5' 8" (2.61m x 1.73m)

Double Garage 19' 10" x 17' 6" (6.04m x 5.33m)







Floor Plan

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

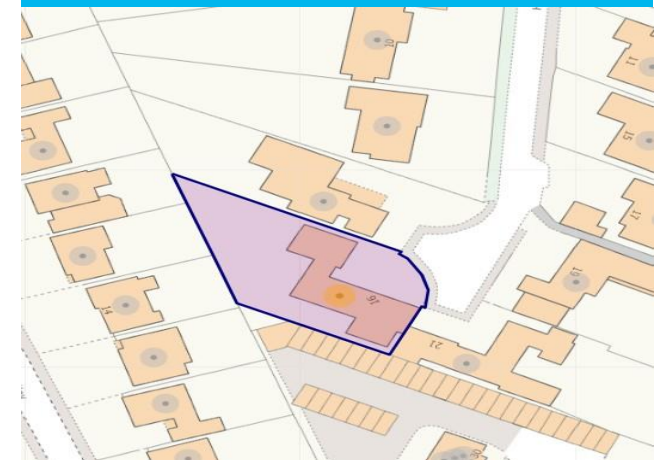


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Plan produced using PlanUp

Energy Performance Rating

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