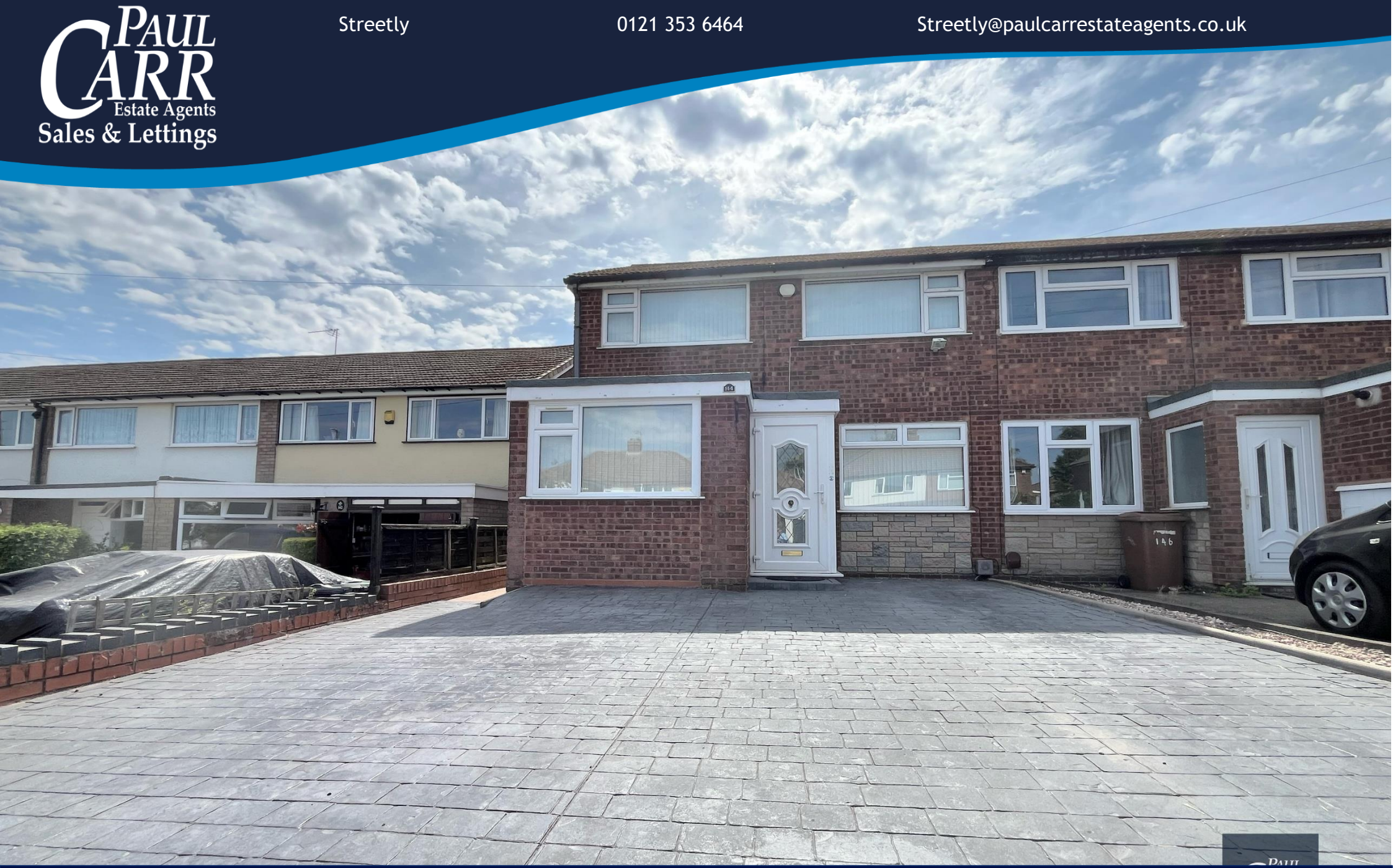
Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Lowlands Avenue, Streetly, Sutton Coldfield, B74 3RF

£340,000

Paul Carr Estate Agents are delighted to offer for sale this well presented and thoughtfully improved four-bedroom end-terrace family home.

Offering spacious and versatile accommodation, this property is ideal for modern family living and must be viewed to be fully appreciated. Conveniently situated close to a range of local amenities, excellent transport links, and highly regarded schools (buyers are advised to verify catchment areas), the property is set back from the road behind a driveway, with side gate access and an entrance porch leading into the home.

The ground floor features a bright and spacious dual-aspect lounge/dining room, enjoying natural light from the front-facing window and rear patio doors opening onto the garden. A door leads through to the contemporary fitted kitchen, which offers a range of matching wall, base, and drawer units with complementary work surfaces, incorporating a stainless-steel sink with mixer tap, integrated oven, hob, and extractor hood, together with space for additional white goods. A useful pantry provides additional storage.

Also on the ground floor is a versatile fourth bedroom, which could equally serve as a home office, playroom, or additional reception room, depending on your family's requirements.
This room is complemented by a modern shower room comprising a walk-in shower enclosure, wash hand basin, and low-level WC.

To the first floor are three generously proportioned bedrooms and a stylish family bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin, low-level WC, and attractive complementary wall tiling.

Externally, the property benefits from an enclosed rear garden featuring a paved patio area, a well-maintained lawn, and fenced boundaries, creating an ideal space for outdoor entertaining and family enjoyment.

Presented to a high standard throughout, this flexible and spacious home is offered for sale with no upward chain, making it an excellent opportunity for families and buyers seeking a straightforward move.

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: Mains electric, gas, water and 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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Sales & Lettings

Ground Floor Accommodation

Entrance Porch

Through Lounge Diner 24' 1'' max x 10' 4'' max
(7.34m x 3.15m)

Fitted Kitchen 10' 9'' x 9' 9''
(3.27m x 2.97m)

Bedroom 4/Multi-Use Room 11' 3'' x 7' 9''
(3.43m x 2.36m)

Shower Room 7' 6'' x 4' 3''
(2.28m x 1.29m)

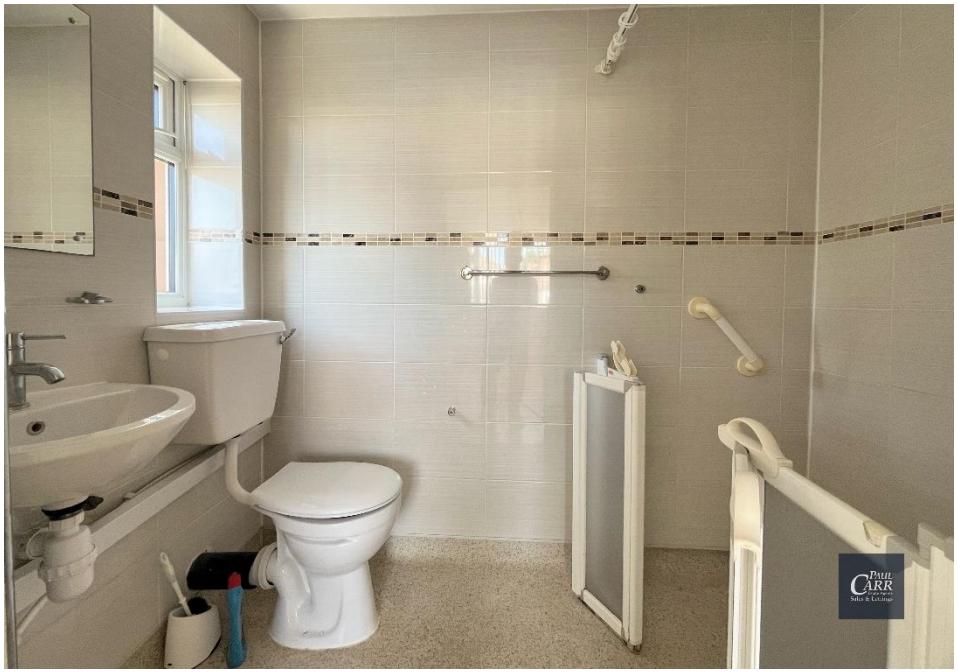
First Floor Accommodation

Bedroom One 10' 5'' max x 11' 0'' max
(3.17m x 3.35m)

Bedroom Two 12' 8'' x 8' 5''
(3.86m x 2.56m)

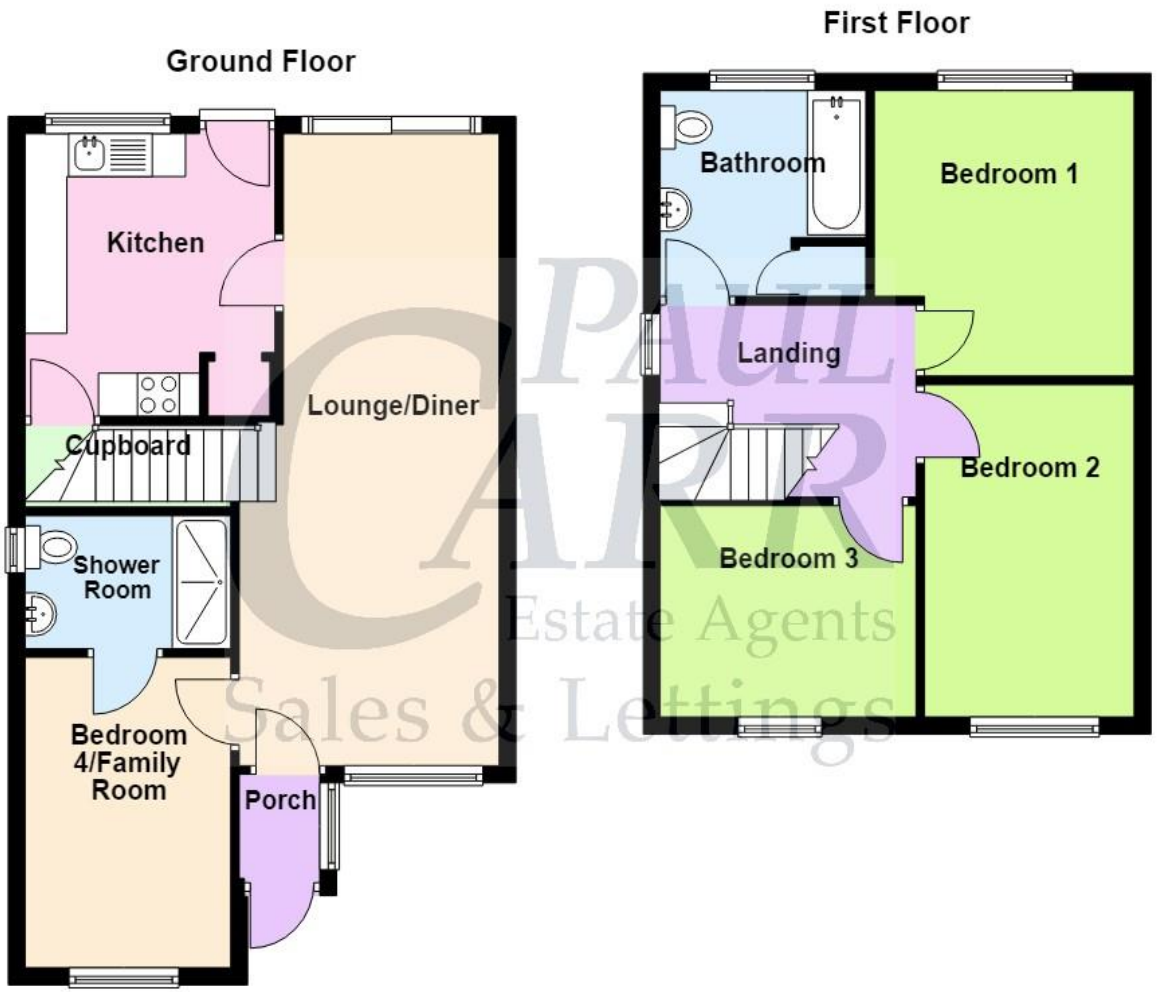
Bedroom Three 10' 3'' x 9' 7''
(3.12m x 2.92m)

Bathroom 8' 3'' x 7' 9''
(2.51m x 2.36m)



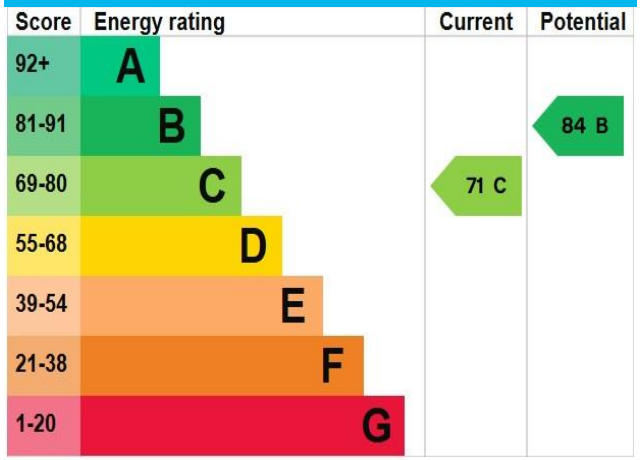
Floor Plan

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



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.