



Ashwood Close, Streetly,
Sutton Coldfield, B74 3TA

£350,000

Paul Carr Estate Agents are delighted to present this beautifully maintained and extended three-bedroom semi-detached family home, ideally situated close to popular local schools (catchment areas should be independently verified), local amenities, and excellent transport links.

Set back from the road behind a driveway, the property is accessed via a porch leading into a versatile dining room, offering flexible living space to suit a variety of needs. From here, a door leads through to the welcoming lounge, which provides access to the first-floor staircase and opens into the impressive extended kitchen/diner.

The spacious kitchen has been thoughtfully designed and fitted with a range of matching wall, drawer, and base units with complementary work surfaces over. Integrated appliances include an oven, hob, and extractor fan, alongside a sink unit with drainer and mixer tap. Flooded with natural light from rear-facing windows and skylights, this fantastic kitchen/diner truly forms the heart of the home. Off the kitchen is a convenient guest WC and internal access to the garage.

To the first floor, the property offers three well-proportioned bedrooms and a stylish modern shower room, fitted with a low flush WC, hand wash basin, and walk-in shower cubicle with shower over.

Externally, the rear garden enjoys a good degree of privacy and features a patio area, lawn, enclosed boundaries, and side gated access. To the front, the garage benefits from an up-and-over door.

Internal viewing is highly recommended to fully appreciate the size, layout, and quality of accommodation on offer.

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 & Gas.

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



Ground Floor Accommodation

Porch

Dining Room 11' 2" x 12' 4"
(3.40m x 3.76m)

Lounge 14' 8" x 10' 3"
(4.47m x 3.12m)

Extended Kitchen Diner 18' 9" max x 16' 3" max
(5.71m x 4.95m)

Guest wc 4' 8" x 8' 5"
(1.42m x 2.56m)

First Floor Accommodation

Bedroom One 11' 1" x 10' 9"
(3.38m x 3.27m)

Bedroom Two 13' 0" x 8' 8" (3.96m x 2.64m)

Bedroom Three 9' 7" x 10' 4"
(2.92m x 3.15m)

Shower Room 8' 1" max x 8' 0" max
(2.46m x 2.44m)

Outside

Garage

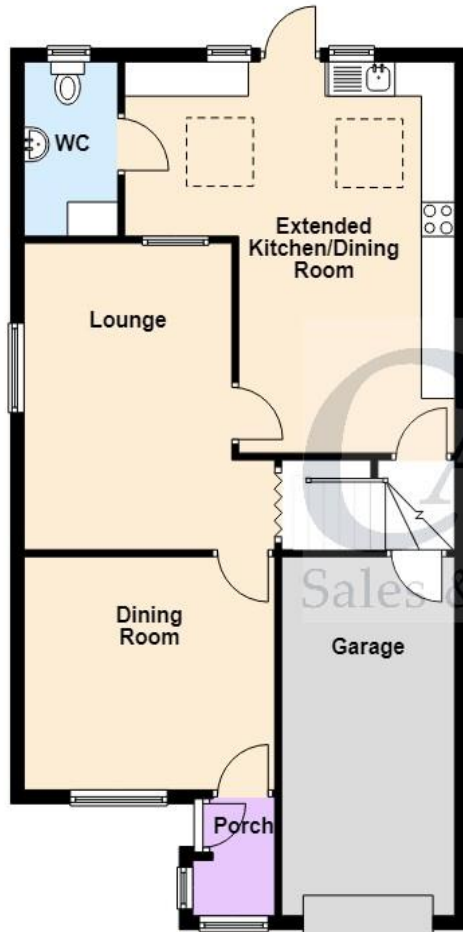




Floor Plan

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

Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Dining Room, Lounge, Extended Kitchen/Dining Room, WC, unnamed room, Garage, Porch)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Shower Room, Landing, Bedroom 1, Bedroom 2, Bedroom 3)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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.