



Elmtree Road, Streetly,  
Sutton Coldfield, B74 3RX

**£315,000**

Paul Carr Estate Agents are delighted to present this superbly extended three-bedroom semi-detached residence is ideally located on Elmtree Road in Streetly, within easy reach of highly regarded local schools (buyers are advised to verify catchment areas), transport connections, and a range of nearby amenities.

Boasting an array of impressive features throughout, the property is perfectly suited to growing families seeking a spacious and versatile home, while also offering a true blank canvas for purchasers to personalise and style to their own taste.

Internally, the accommodation briefly comprises a welcoming hallway, two versatile reception rooms currently arranged as a formal dining room and a spacious lounge enjoying attractive views over the rear garden, as well as an extended kitchen with breakfast area. To the first floor are three generously sized bedrooms, a family bathroom, and a separate WC.

To the rear of the property is a beautifully maintained garden featuring a patio seating area, a well-kept lawn, and mature plants and shrubs bordering the enclosed boundaries.

Occupying a desirable position, the property also offers excellent potential for further extension, subject to the necessary planning permissions and consents.

Externally, the home benefits from a beautifully maintained rear garden, off-road parking to the front, and a side garage.

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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Hallway

Dining Room 13' 2" x 11' 6"  
(4.01m x 3.50m)

Lounge 12' 3" x 11' 6"  
(3.73m x 3.50m)

Extended Kitchen 16' 5" x 10' 9"  
(5.00m x 3.28m)

### **First Floor Accommodation**

Landing

Bedroom One 12' 3" x 11' 6"  
(3.73m x 3.51m)

Bedroom Two 11' 8" x 11' 6"  
(3.56m x 3.51m)

Bedroom Three 9' 3" x 7' 8"  
(2.83m x 2.34m)

Bathroom 7' 7" x 5' 9"  
(2.31m x 1.75m)

Separate WC

### **Outside**

Garage 16' 3" x 8' 0"  
(4.95m x 2.44m)

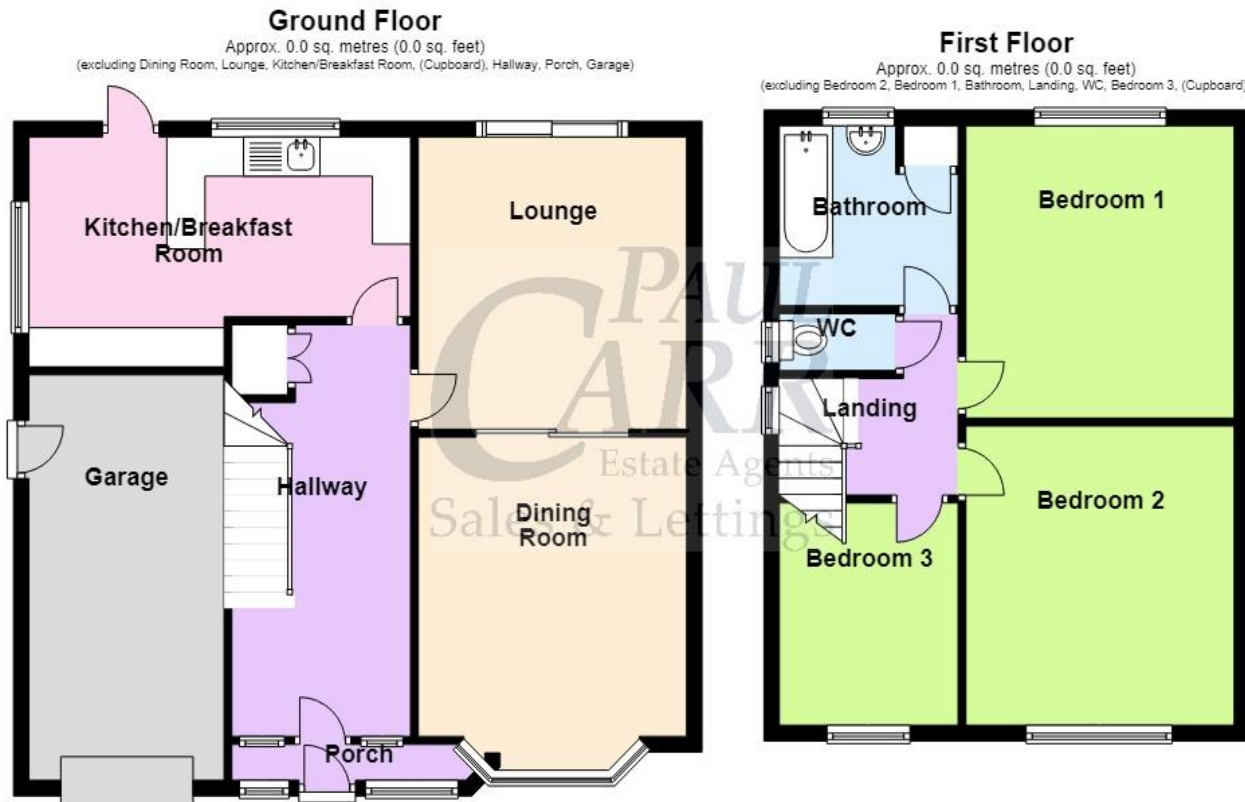
Rear Garden





# Floor Plan

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



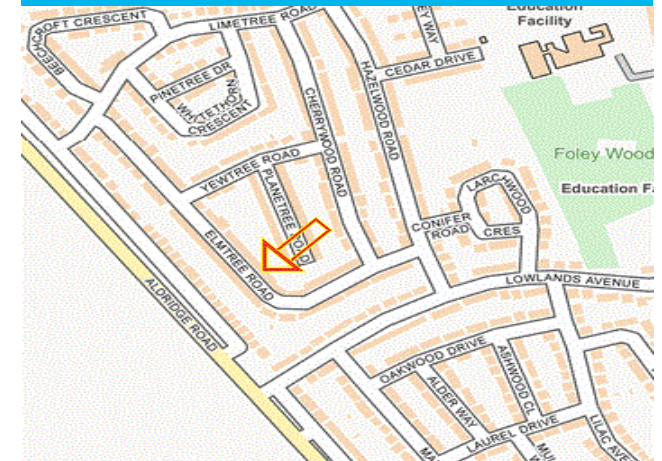
Total area: approx. 0.0 sq. metres (0.0 sq. feet)

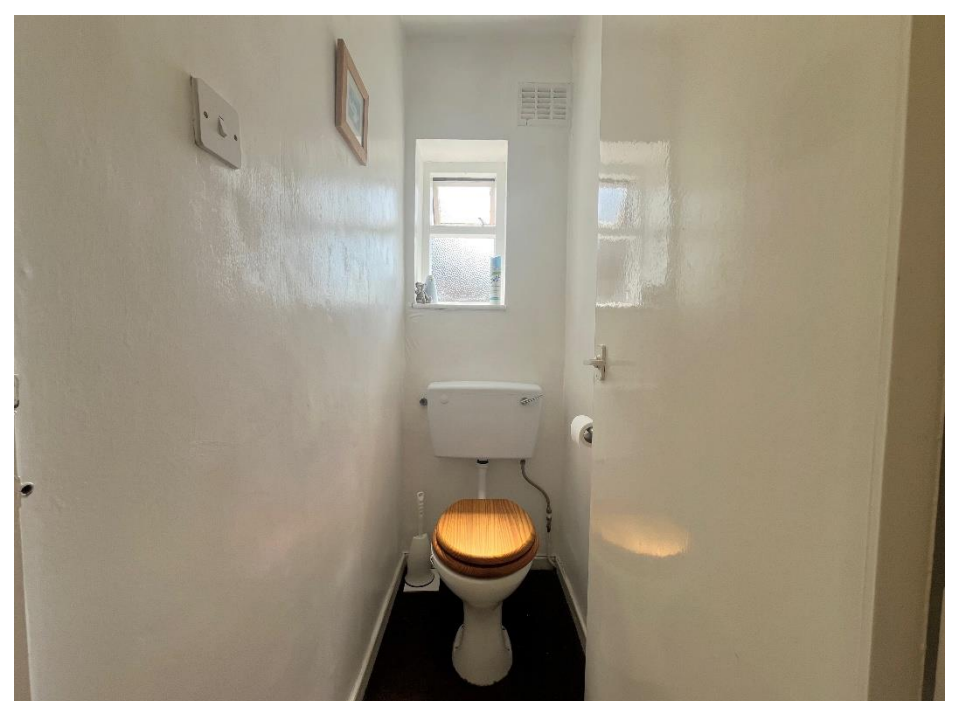
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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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.

[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

