



Laneside Avenue, Streetly
Sutton Coldfield, B74 2BZ

£300,000

Situated on the popular Laneside Avenue in Streetly, this three-bedroom home offers an excellent opportunity for buyers looking to update a property and create a comfortable home for the future. The property is ideally positioned within easy reach of reputable local schools, public transport links and a range of everyday amenities.

The property is approached via a large block-paved driveway, providing ample off-road parking, with shared access leading to the rear garage and garden. Internally, the accommodation begins with a welcoming entrance hallway, which provides access to a spacious open-plan lounge and dining room. The ground floor also includes a front-facing kitchen and a useful wet room.

To the first floor are three bedrooms and a family bathroom. A further staircase leads to the loft area, offering valuable additional space or clean and convenient storage.

Outside, the private rear garden features a covered seating area, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn, with fenced surrounds and access to the rear garage.

While the property would benefit from some updating, it offers plenty of potential for buyers to personalise the accommodation and create a home to enjoy for many years to come.

Internal viewing is highly recommended to fully appreciate the space and possibilities this property has to 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/Drainage.

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

or via Streetly@paulcarrestateagents.co.uk



SharkNinja Europe Limited
SN PO#: 20206815
PC
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Accommodation

Entrance Hall

12' 7" x 5' 4" (3.83m x 1.62m)

Lounge/Dining Room

19' 7" (max) x 15' 6" (max) (5.96m x 4.72m)

Kitchen

11' 10" x 9' 3" (3.60m x 2.82m)

Ground Floor Wet Room

5' 0" x 5' 4" (1.52m x 1.62m)

First Floor Landing

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)

Bedroom Two

10' 1" (max) x 9' 3" (3.07m x 2.82m)

Bedroom Three

7' 11" x 9' 3" (2.41m x 2.82m)

Bathroom

7' 11" x 6' 2" (2.41m x 1.88m)

Loft Area

19' 7" x 10' 7" (5.96m x 3.22m)





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

Map Location









Agent's Note:

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