



Ferndale Road, Streetly,  
Sutton Coldfield, B74 3QB

Offers Over £385,000

Paul Carr Estate Agents are delighted to offer for sale this thoughtfully extended four bedroom semi-detached family home in the heart of Streetly.

Within walking distance of local amenities and transport links, this property boasts deceptively spacious living with lounge, dining area and study room, modern fitted kitchen with separate utility, loft conversion creating two large bedrooms and a bathroom, and spacious rear garden.

The accommodation briefly comprises of an entrance porch and hall, bright lounge and open plan dining area, converted garage into an extra reception room with flexible use, and modern kitchen with separate utility and downstairs W.C.

To the first floor is a spacious landing with three great sized bedrooms, the master with fitted wardrobes, and shower room with dual sinks.

To the second floor is the loft conversion providing two spacious bedrooms with fitted storage and bathroom.

To the fore is a well maintained paved driveway with ample parking space, to the rear is a large garden with social patio space, lawn, and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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**

Entrance Hall

Lounge 13' 11" x 10' 3" (4.24m x 3.12m)

Dining Area 7' 6" x 8' 11" (2.28m x 2.72m)

Reception Room 14' 10" x 7' 6" (4.52m x 2.28m)

Kitchen 10' 10" x 8' 6" (3.30m x 2.59m)

Utility Area 12' 5" x 7' 6" (3.78m x 2.28m)

W.C. 3' 1" x 2' 8" (0.94m x 0.82m)

### **First Floor Accommodation**

Bedroom One 11' 11" x 9' 11" (3.62m x 3.01m)

Bedroom Two 10' 11" x 7' 8" (3.34m x 2.33m)

Study 9' 0" x 6' 8" (2.74m max x 2.04m)

Shower Room 8' 10" x 5' 9" (2.69m x 1.75m)

### **Second Floor Accommodation**

Bedroom Three 16' 0" x 5' 9" (4.87m x 1.75m)

Bedroom Four 10' 9" x 10' 5" (3.27m x 3.17m)

Bathroom 7' 8" x 6' 4" (2.34m x 1.92m)





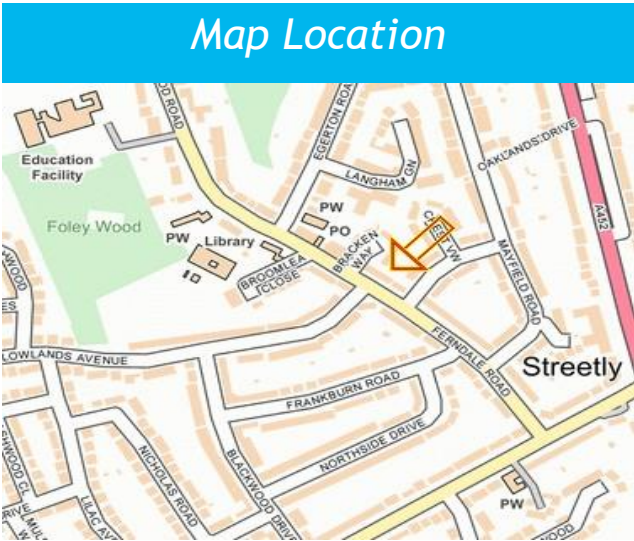
# Floor Plan

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             |         | 82   B    |
| 69-80                     | C             |         |           |
| 55-68                     | D             | 67   D  |           |
| 39-54                     | E             |         |           |
| 21-38                     | F             |         |           |
| 1-20                      | G             |         |           |









### 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.

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