



Egerton Road, Streetly
Sutton Coldfield, B74 3PG

£440,000

Welcome to Egerton Road, a two-bedroom detached bungalow situated within close proximity of blackwood shops, blackwood park and having excellent public transport links nearby.

The property comprises a welcoming and spacious entrance hall, modern kitchen/dining room, two double bedrooms, a four-piece family bathroom and a lounge with double doors off to the conservatory.

Further benefits include a private enclosed rear garden with patio area, lawn, mature shrubbery, and fenced borders.

To the front of the property is a well-maintained front garden, as well as a tandem driveway providing off road parking for multiple vehicles and access to the garage.

The property will be sold with no upwards chain!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City 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



Entrance Porch

Entrance Hall

Lounge

15' 10" x 11' 11" (4.82m x 3.63m)

Kitchen/Dining Room

14' 10" x 11' 11" (4.52m x 3.63m)

Conservatory

6' 5" x 11' 8" (1.95m x 3.55m)

Bedroom One

14' 7" x 11' 11" (4.44m x 3.63m)

Bedroom Two

11' 10" x 11' 11" (3.60m x 3.63m)

Bathroom

8' 8" x 8' 0" (2.64m x 2.44m)

Rear Porch

8' 1" x 3' 6" (2.46m x 1.07m)

Garage

19' 1" x 8' 1" (5.81m x 2.46m)

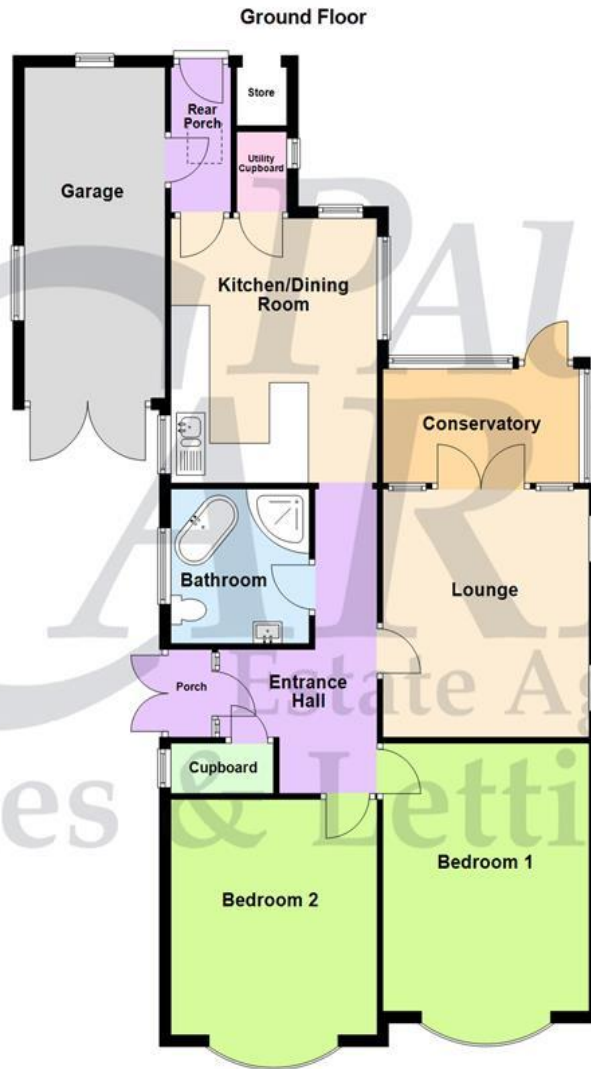






Floor Plan

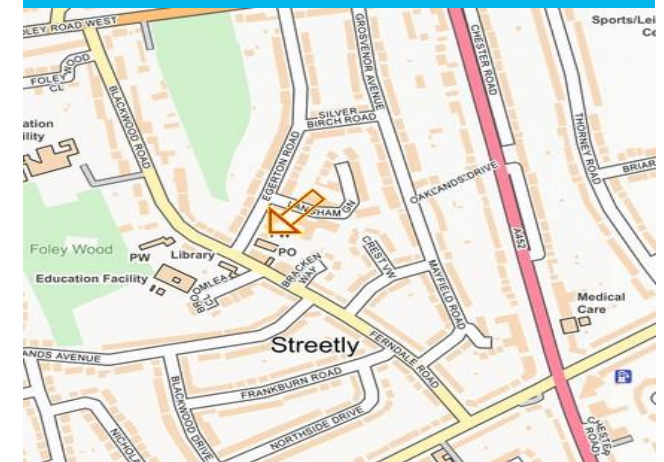
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 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: 10th May 2024