



Kingswood Drive, Streetly
Sutton Coldfield, B74 2AN

£450,000

Nestled in a peaceful cul-de-sac on the sought-after Kingswood Drive, this beautifully presented three-bedroom semi detached home offers spacious and versatile living ideal for modern family life. Situated within close proximity to reputable local schools, excellent public transport links, and a range of everyday amenities, the location is perfectly suited to family living.

Internally, the property welcomes you with an entrance porch leading into a bright entrance hall. To the front, a well-appointed lounge boasts a charming bay window and feature fireplace, perfect for relaxing evenings. The real showpiece of the home is the extended open-plan kitchen/dining/family room, the true heart of the home, with Velux windows and impressive bi-fold doors that bathe the space in natural light and open out onto the west-facing rear garden. Further ground floor accommodation includes a utility room, ground floor WC, and a flexible study/reception room, ideal for home working, a playroom, or guest accommodation. Upstairs, there are three well-proportioned bedrooms and a modern fitted family bathroom, all presented in excellent condition throughout. Externally, the property offers a generous front driveway providing off-road parking for multiple vehicles.

The private rear garden is fully enclosed and thoughtfully landscaped, featuring a patio area, lawn, and mature shrubbery, creating a peaceful outdoor retreat. A standout feature is the multi-use garden room, complete with its own shower room, offering fantastic potential as a home office, gym, or guest suite.

This impressive home must be viewed internally to fully appreciate the space, layout, and exceptional standard of finish it offers. An ideal purchase for growing families, early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Entrance Porch

4' 6" x 6' 2" (1.37m x 1.88m)

Entrance Hall

12' 3" x 6' 9" (3.73m x 2.06m)

Lounge

13' 2" (into bay) x 11' 6" (4.01m x 3.50m)

Open Plan Kitchen/Dining/Family Room

19' 8" x 17' 3" (5.99m x 5.25m)

Utility Room

9' 8" x 5' 4" (2.94m x 1.62m)

Study

11' 6" x 5' 4" (3.50m x 1.62m)

First Floor Landing

Bedroom One

13' 4" (into bay) x 11' 6" (4.06m x 3.50m)

Bedroom Two

10' 9" x 11' 6" (3.27m x 3.50m)

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)

Bathroom

7' 0" x 6' 7" (2.13m x 2.01m)

Garden Room

14' 3" x 7' 2" (4.34m x 2.18m)

Garden Room Shower Room

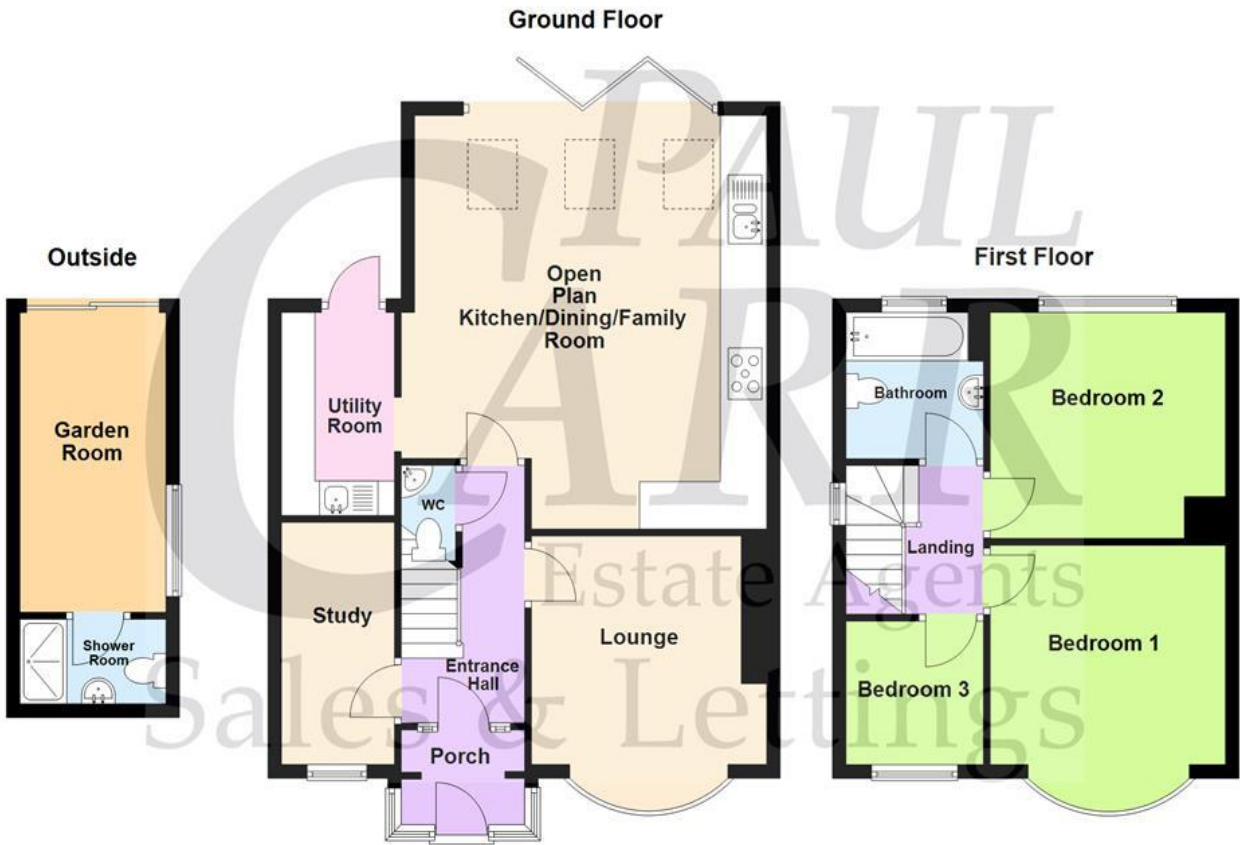
4' 0" x 7' 2" (1.22m x 2.18m)





Floor Plan

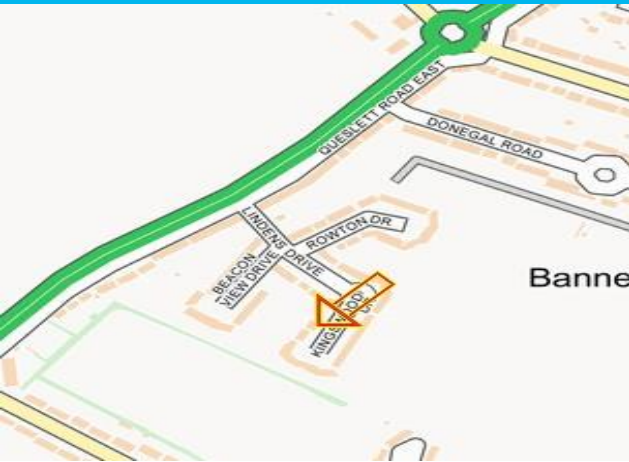
This floor plan is not drawn to scale and is for illustration purposes only



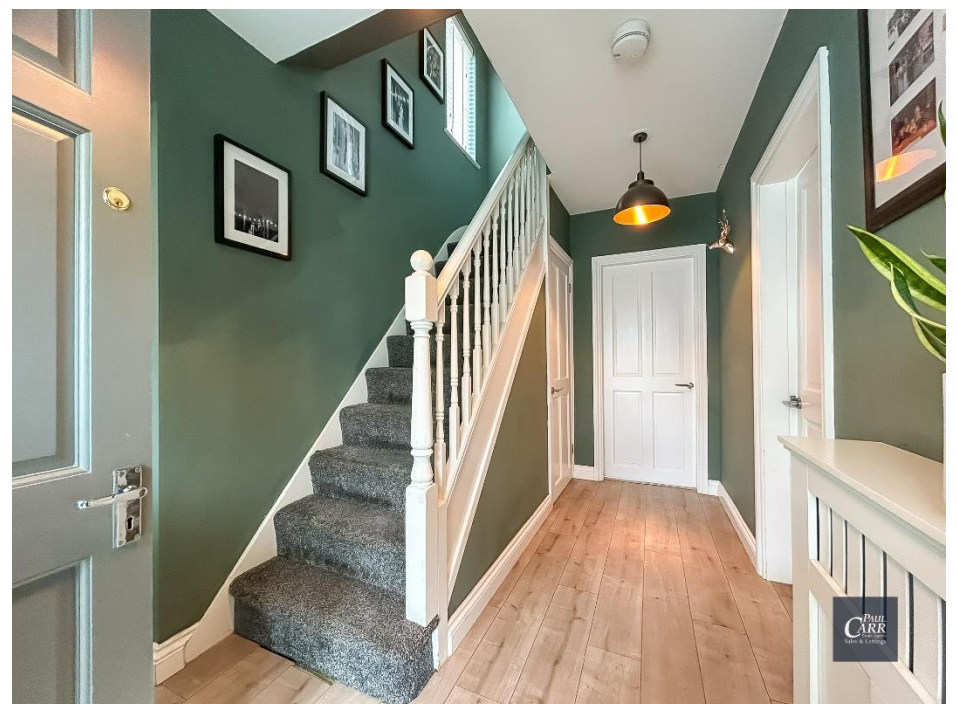
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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.