PAUL CARR
Estate Agents
Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

Kingswood Drive, Streetly, Sutton Coldfield, B74 2AN

Offers Over £375,000

Paul Carr Estate Agents are delighted to bring to market this beautifully presented and greatly improved family home.

Located in a highly desirable cul-de-sac position, the property offers access to popular local schools (catchments should be checked), local amenities, and excellent transport links.

Set back from the road behind a multi-vehicle driveway, the property benefits from access to a side garage/store room and entrance porch. Upon entering, you are welcomed by a spacious reception hallway which sets the tone for the rest of this stunning home.

To the front is a charming lounge featuring a bay window, while to the rear is a superb family-friendly open-plan dining area leading into a modern fitted kitchen. The kitchen offers a range of wall, drawer, and base units with work surfaces over, incorporating a sink unit with drainer and mixer tap, as well as an integrated oven, hob, and extractor.
Accessed from the kitchen is a useful utility room providing space and plumbing for a washing machine and additional white goods.

Leading from the dining area is a wonderful conservatory enjoying stunning views over the beautifully maintained rear garden.

Completing the ground floor accommodation is a guest WC.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a bay window and bedroom two enjoying attractive open views.
There is also a modern fitted shower room comprising a low-flush WC, corner shower cubicle, and wall-mounted wash hand basin.

Outside, the property boasts a stunning rear garden featuring a patio area ideal for al fresco dining and entertaining, with neatly maintained lawns and enclosed fenced boundaries providing both privacy and security.

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

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Ground Floor Accommodation

Porch

Hallway

Lounge 13' 7'' into bay x 11' 7'' max
(4.14m x 3.53m)

Dining Area 10' 10'' max x 11' 5'' max
(3.30m x 3.48m)

Kitchen 10' 8'' max x 7'2 min x 7' 1'' max x 6'7 min
(3.25m x 2.18m x 2.16m x 2.00m)

Utility Room 7' 6'' x 6' 6''
(2.28m x 1.98m)

Guest W.C.

Conservatory 9' 11'' x 8' 10''
(3.02m x 2.69m)

First Floor Accommodation

Bedroom One 13' 7'' max x 10' 5'' max
(4.14m x 3.17m)

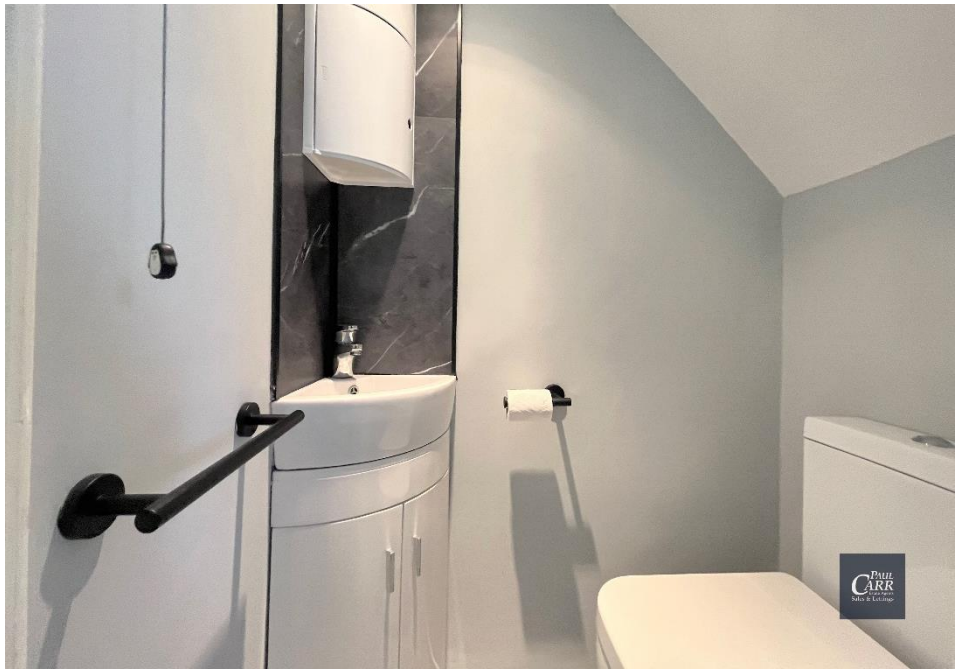
Bedroom Two 10' 10'' x 10' 5''
(3.30m x 3.17m)

Bedroom Three 7' 8'' x 6' 9''
(2.34m x 2.06m)

Shower Room 7' 2'' x 6' 10''
(2.18m x 2.08m)

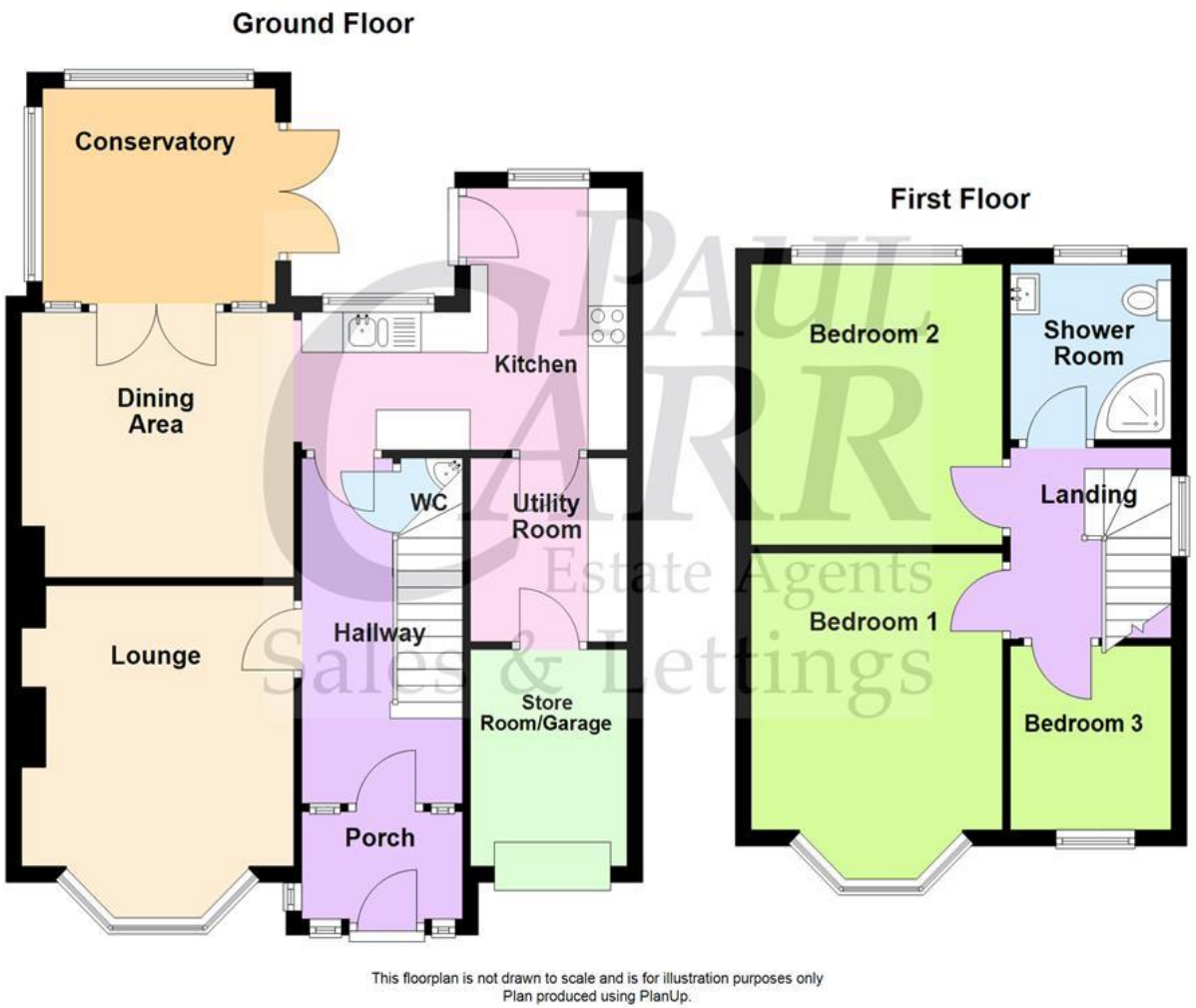
Garage/Storage 9' 4'' x 6' 6''
(2.84m x 1.98m)

WASH 500



Floor Plan

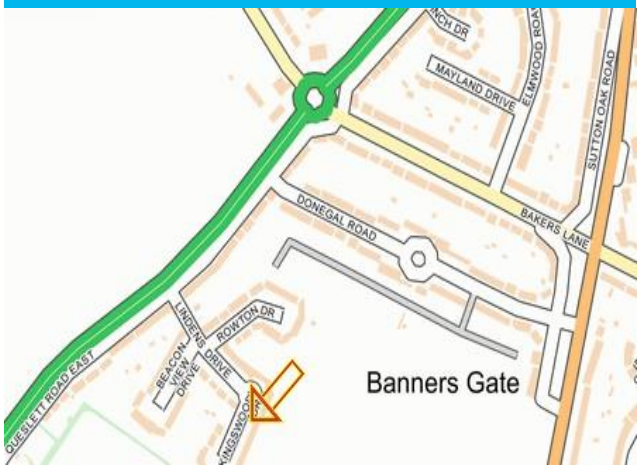
This floor plan is not drawn to scale and is for illustration purposes only

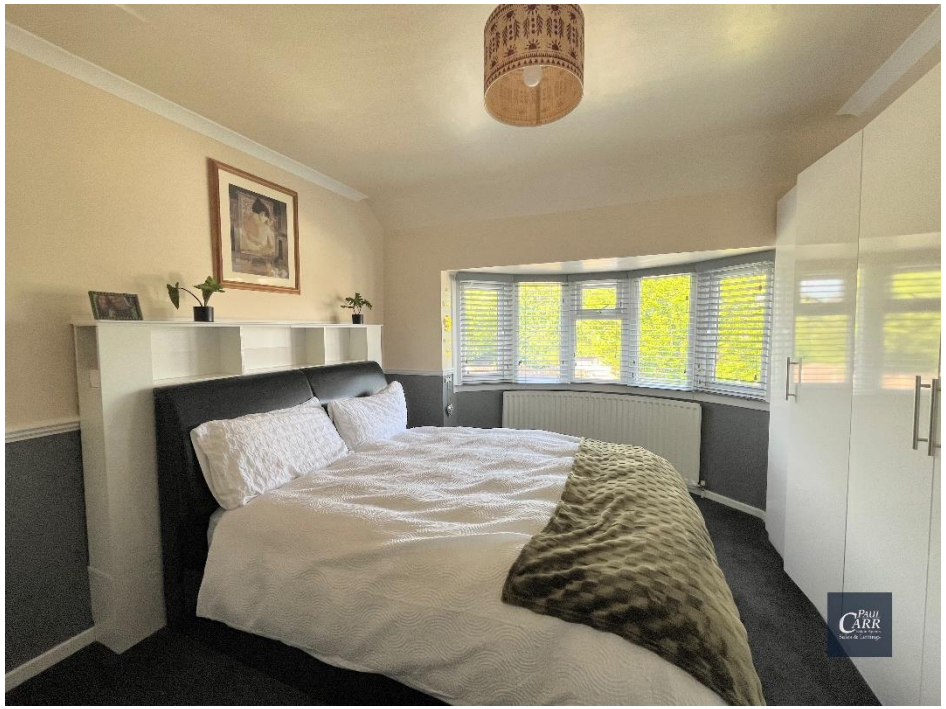


Energy Performance Rating

NEW INSTRUCTION AWAITING ENERGY PERFORMANCE CERTIFICATE

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.