



Elmwood Road, Streetly,
Sutton Coldfield, B74 2DF

£375,000

Paul Carr Estate Agents are delighted to present this spacious three-bedroom family home, ideally situated in a highly sought-after location with convenient access to excellent local amenities, well-regarded schools (buyers are advised to verify catchment areas), transport links, and the beautiful Royal Sutton Park.

The property is set back from the road behind a generous multi-vehicle driveway, providing access to the integral garage and an enclosed entrance porch.

Upon entering, you are welcomed by a bright and inviting reception hallway with stairs rising to the first floor and access to the dining room. The dining area is a versatile space, ideal for family living or entertaining, and enjoys delightful views over the rear garden. Leading from the dining room is the spacious dual-aspect lounge, flooded with natural light from windows to both the front and rear elevations, creating a bright and comfortable living environment.

The kitchen is fitted with a range of base units complemented by work surfaces incorporating a stainless steel sink with drainer and mixer tap, together with space for a freestanding cooker.

An inner lobby provides access to the front of the property, a convenient guest WC, and the integral garage.

To the first floor, the property offers three well-proportioned double bedrooms, a shower room, and a separate WC, providing practical accommodation for family living.

Externally, the property benefits from a beautifully maintained rear garden, featuring two patio seating areas, ideal for outdoor dining and entertaining.

The garden enjoys a private aspect and offers a peaceful setting, making it the perfect space to relax and unwind.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water & Drainage.



Ground Floor Accommodation

Porch

Hallway

Dining Area 8' 0" max x 10' 3" max (2.44m x 3.12m)

Lounge 25' 5" max x 10' 9" max (7.74m x 3.27m)

Kitchen 23' 8" max x 6' 0" (7.21m x 1.83m)

Inner Lobby 7' 7" x 3' 3" (2.31m x 0.99m)

Guest WC 5' 0" x 2' 9" (1.52m x 0.84m)

First Floor Accommodation

Bedroom One 14' 4" into bay x 10' 5" max (4.37m x 3.17m)

Bedroom Two 11' 0" x 10' 5" (3.35m x 3.17m)

Bedroom Three 12' 4" x 8' 0" (3.76m x 2.44m)

Shower Room 7' 5" x 6' 5" (2.26m x 1.95m)

WC 4' 9" x 2' 9" (1.45m x 0.84m)

Outside

Garage/ Storage 10' 8" x 7' 7" (3.25m x 2.31m)

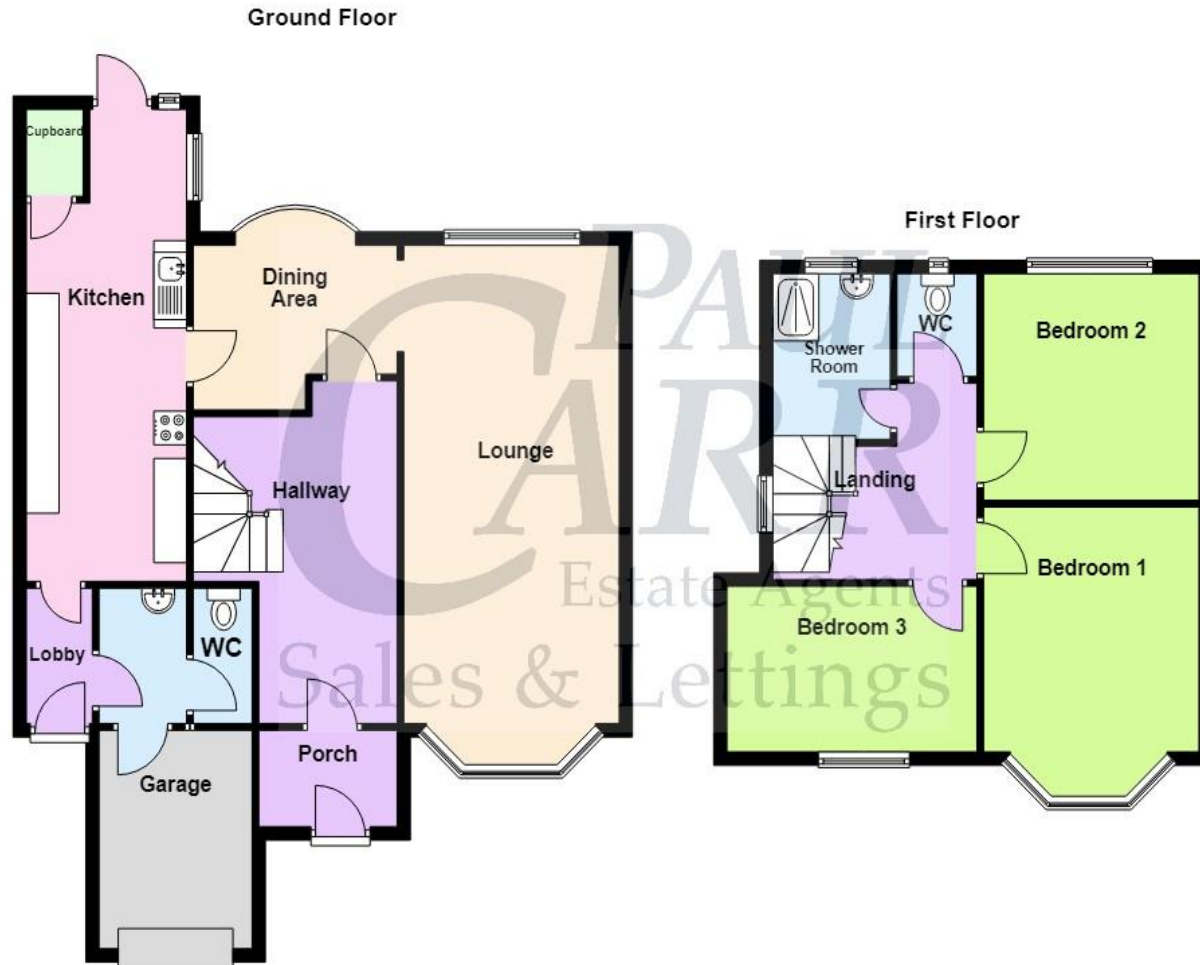






Floor Plan

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

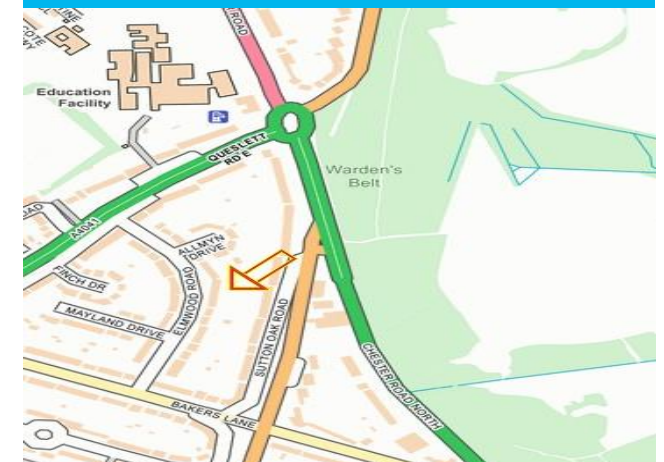


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Plan produced using PlanUp.

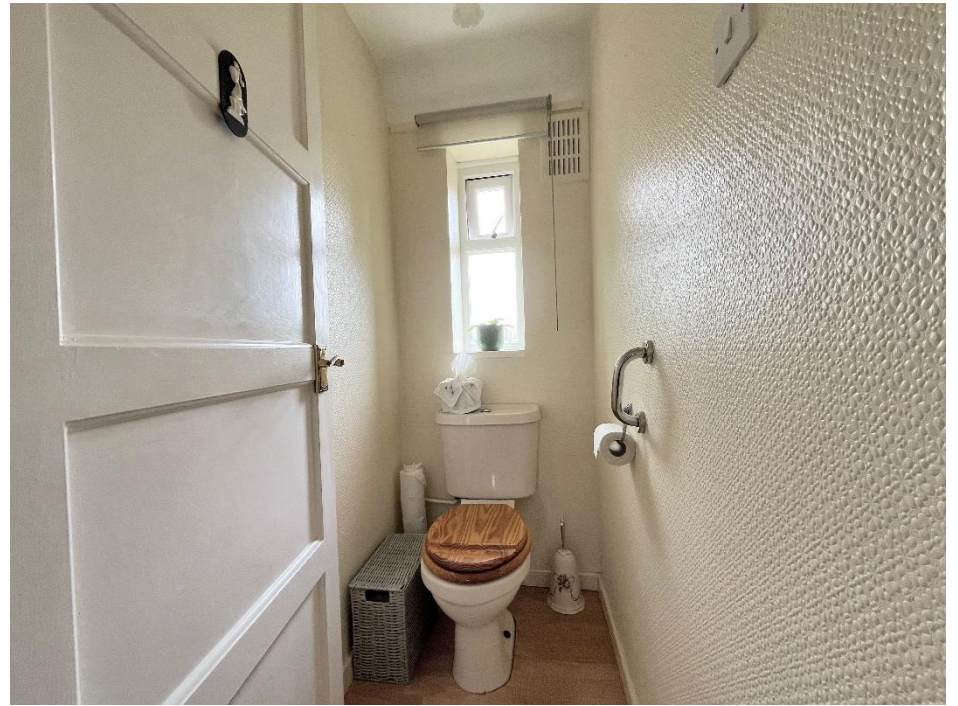
Energy Performance Rating

**NEW INSTRUCTION
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ENERGY
PERFORMANCE
CERTIFICATE**

Map Location









Agent's Note:

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