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24 Whitethorn Crescent, Streetly, B74 3SD Guide Price £300,000

A well planned 3 bedroom semi detached residence in need of general modernisation, occupying an excellent corner position in this sought after residential location close to amenities.

* Reception Hall * Lounge * Dining Room * Kitchen * 3 Bedrooms * Bathroom * Detached Garage To Rear * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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24 Whitethorn Crescent, Streetly



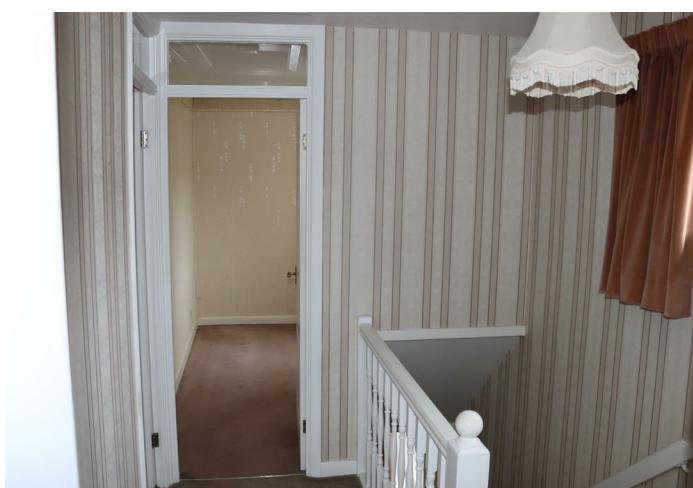
Lounge



Dining Room



Kitchen



First Floor Landing



Bedroom One

24 Whitethorn Crescent, Streetly



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Front/Side Elevation

24 Whitethorn Crescent, Streetly

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this well planned 3 bedroom semi detached residence that is in need of general modernisation. The property occupies an excellent corner position in this sought after residential location within easy reach of amenities.

Streetly is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including Blackwood Primary School, The Streetly Academy, St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall and Bishop Vesey Grammar School and Sutton Girls in Sutton Coldfield.

Splendid sports and leisure facilities are available at Streetly Sports Club, Cricket Club and Sutton Coldfield Golf Club together with the extensive Sutton Park. The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

composite entrance door with PVCu double glazed frosted window to side, ceiling light point, central heating radiator and double opening doors leading to:

LOUNGE

4.14m x 3.73m (13'7 x 12'3)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point and understairs storage cupboard off.

DINING ROOM

3.20m x 2.51m (10'6 x 8'3)

PVCu double glazed window to rear elevation, ceiling light point and central heating radiator.

KITCHEN

3.35m x 2.24m (11' x 7'4)

PVCu double glazed window to side elevation and door leading to the rear garden, fitted base units and drawers, working surface with inset stainless steel single drainer sink having mixer tap over, built in electric double oven and separate hob, space for fridge/freezer, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point and loft access.

BEDROOM ONE

4.72m x 2.67m (15'6 x 8'9)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

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BEDROOM TWO

2.82m x 2.82m (9'3 x 9'3)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and airing cupboard off housing the 'Worcester' central heating boiler..

BEDROOM THREE

3.15m x 2.06m (10'4 x 6'9)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and built in storage cupboard off.

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with tiled surround, wash hand basin, wc, central heating radiator and ceiling light point.

OUTSIDE

DETACHED GARAGE TO REAR

5.03m x 2.74m (16'6 x 9')

up and over door, light point and PVCu double glazed door to the rear garden.

FORE/SIDE GARDEN

block paved pathway, lawn with inset and side shrubs, outside light and driveway providing off road parking and access to the garage.

REAR GARDEN

gated side access, block paved patio, twin lawns with side borders, security light and paved path leading to the rear garage.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		