



Manor Road, Streetly
Sutton Coldfield, B74 3NG

£425,000

Paul Carr Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached family home, situated on a highly desirable road in Streetly. The property is conveniently located for popular local schools (prospective purchasers are advised to check catchment areas), local amenities, transport links and the beautiful Royal Sutton Park.

Set back from the road, the property benefits from a multi-vehicle driveway providing off-road parking and leading to a side garage. The front door opens into a welcoming entrance hallway, featuring stairs rising to the first-floor landing, useful understairs storage and access to the open-plan family living space. The spacious open-plan living and dining area offers a versatile space for both relaxing and entertaining. To the front, the living area features an attractive walk-in bay window, allowing plenty of natural light to fill the room. To the rear, the dining area enjoys views of and access to the garden via a door, with an adjoining open plan access to a fitted kitchen.

The kitchen comprises a range of wall, drawer and base units with work surfaces over, incorporating a stainless steel sink with drainer and mixer taps. Integrated appliances include an oven, hob and extractor hood, complemented by tiled splashbacks. A door leads through to the separate utility room.

The utility room provides additional storage and practicality, featuring a range of wall and base units, a sink and space and plumbing for a washing machine, together with room for further appliances. Doors provide access to the rear garden, garage and a convenient guest cloakroom/WC.

To the first floor, the landing gives access to three bedrooms. Bedroom one is positioned to the front of the property and benefits from a bay window, while a rear-facing bedroom enjoys attractive views over the garden and beyond and bedroom 3 offers versatile living space. The family bathroom is fitted with a modern four-piece suite comprising a low-flush WC, wash hand basin, corner shower cubicle and bath, with tiled walls and flooring.

Externally, the property boasts a spacious rear garden featuring a patio area, lawn and enclosed fenced boundaries, providing an ideal setting for outdoor relaxation and family enjoyment.

The side garage also offers potential for extension or further development, subject to obtaining all necessary planning permissions, building regulations approval and any other relevant consents.

Early viewing is highly recommended to appreciate the space, location and potential this family home has to offer.

Tenure: We can confirm the property is Freehold.

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

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 Hallway

L - Shaped Open Plan Kitchen/Dining Area/Living Room

27' 6" max x 18' 1" max (8.38m x 5.51m)

Utility Room

13' 5" max x 10' 1" max (4.09m x 3.07m)

WC

2' 5" x 4' 2" (0.74m x 1.27m)

First Floor Accommodation

Bedroom 1

15' 0" into bay x 11' 5" max (4.57m x 3.48m)

Bedroom 2

11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom 3

7' 8" x 6' 1" (2.34m x 1.85m)

Family Bathroom

8' 7" x 6' 7" (2.61m x 2.01m)

Outside

Garage

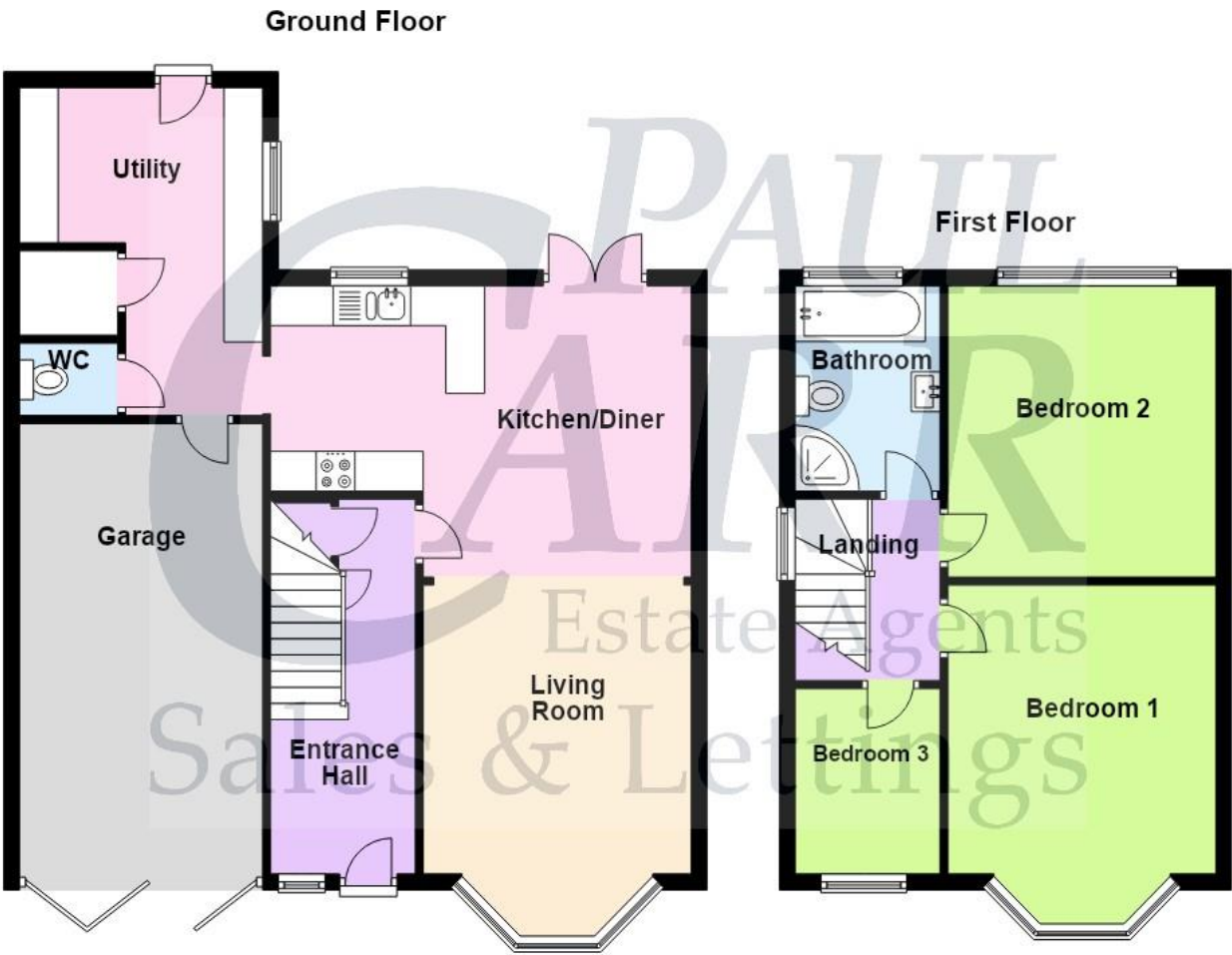
18' 4" x 10' 5" (5.58m x 3.17m)





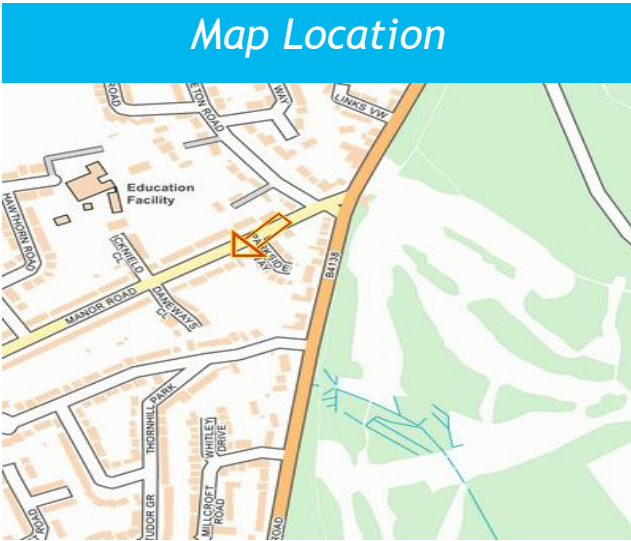
Floor Plan

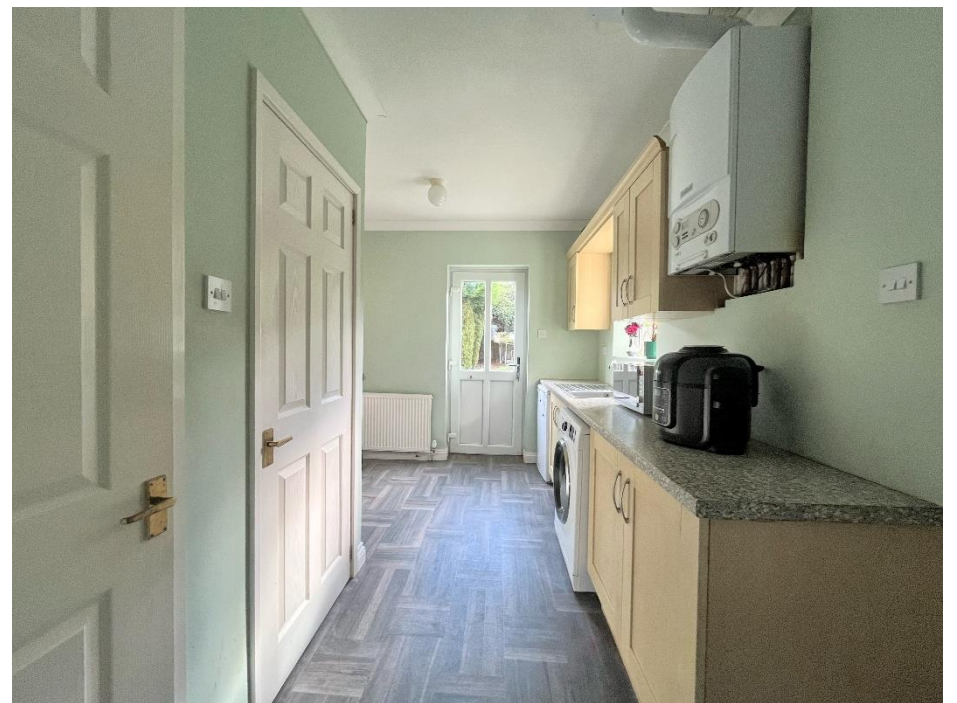
This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

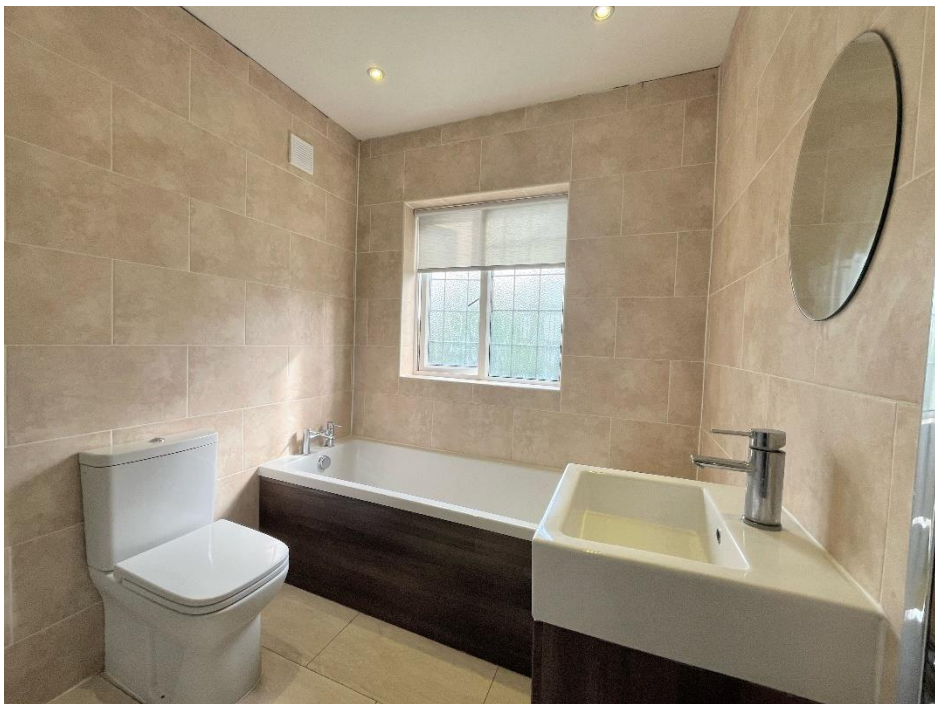
Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		













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.