



Donegal Road, Streetly,
Sutton Coldfield, B74 2AB

Offers in the Region Of £400,000

Paul Carr Estate Agents are delighted to present this beautifully presented and significantly improved three double-bedroom semi-detached family home.

Ideally positioned to take full advantage of highly regarded local schools (buyers are advised to check catchment areas), as well as convenient amenities and excellent transport links, the property is set back from the road behind a generous multi-vehicle driveway, leading to a welcoming entrance porch.

Upon entering, you are greeted by an inviting reception hallway that sets the tone for the rest of this stylish home. The property boasts a spacious through lounge/diner, featuring a charming bay window to the front and French doors opening out onto the rear garden, allowing for plenty of natural light.

The stunning, modern fitted kitchen is appointed with a range of contemporary wall, drawer, and base units, complemented by contrasting work surfaces. It benefits from an integrated oven, hob, and extractor, along with a sink unit with drainer and mixer tap, plus integrated dishwasher and washing machine.

Leading off the kitchen is a versatile home gym (formerly the garage), as well as a convenient guest WC.

To the first floor, there are three generously sized double bedrooms and a beautifully finished family bathroom. The bathroom features a four-piece suite comprising a low-flush WC, pedestal wash hand basin, panelled bath, and a separate shower cubicle.

Externally, the rear garden offers a delightful patio area—perfect for al fresco dining and entertaining—alongside a well-maintained lawn and secure, enclosed boundaries.

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



Ground Floor Accommodation

Porch

Hallway

Through Lounge Diner 30' 11" into bay x 11' 3" max
(9.42m x 3.43m)

Fitted Kitchen 10' 2" max x 10' 4" max
(3.10m x 3.15m)

Home Gym (Garage Space) 14' 3" max x 7' 5" max
(4.34m x 2.26m)

Guest W.C.



First Floor Accommodation

Bedroom One 15' 6" max x 10' 9" max
(4.72m x 3.27m)

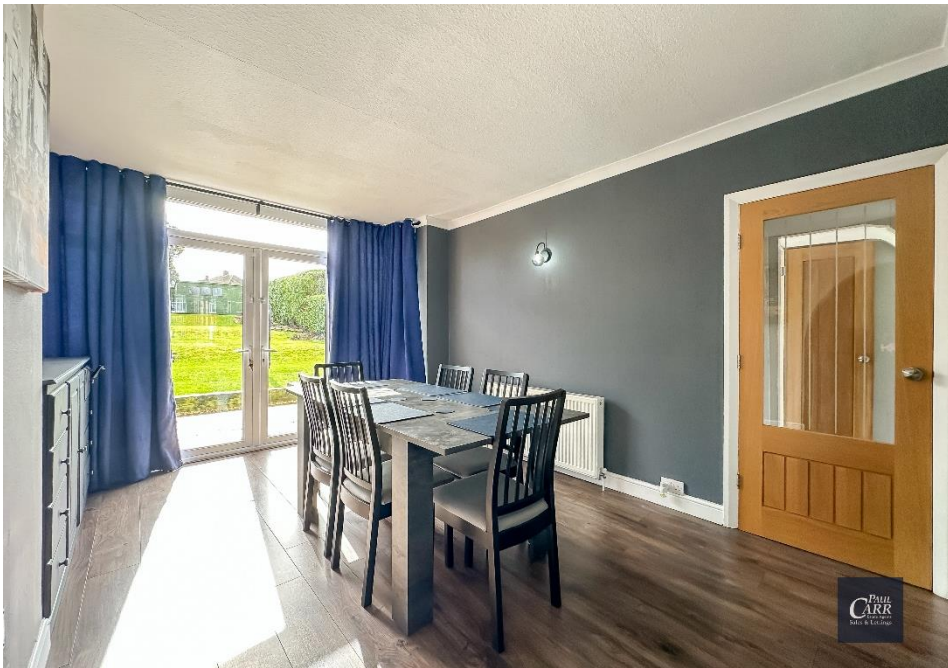
Bedroom Two 15' 0" max x 10' 9" max
(4.57m x 3.27m)

Bedroom Three 11' 8" max x 11' 2" max
(3.55m x 3.40m)

Family Bathroom 8' 3" x 6' 3"
(2.51m x 1.90m)

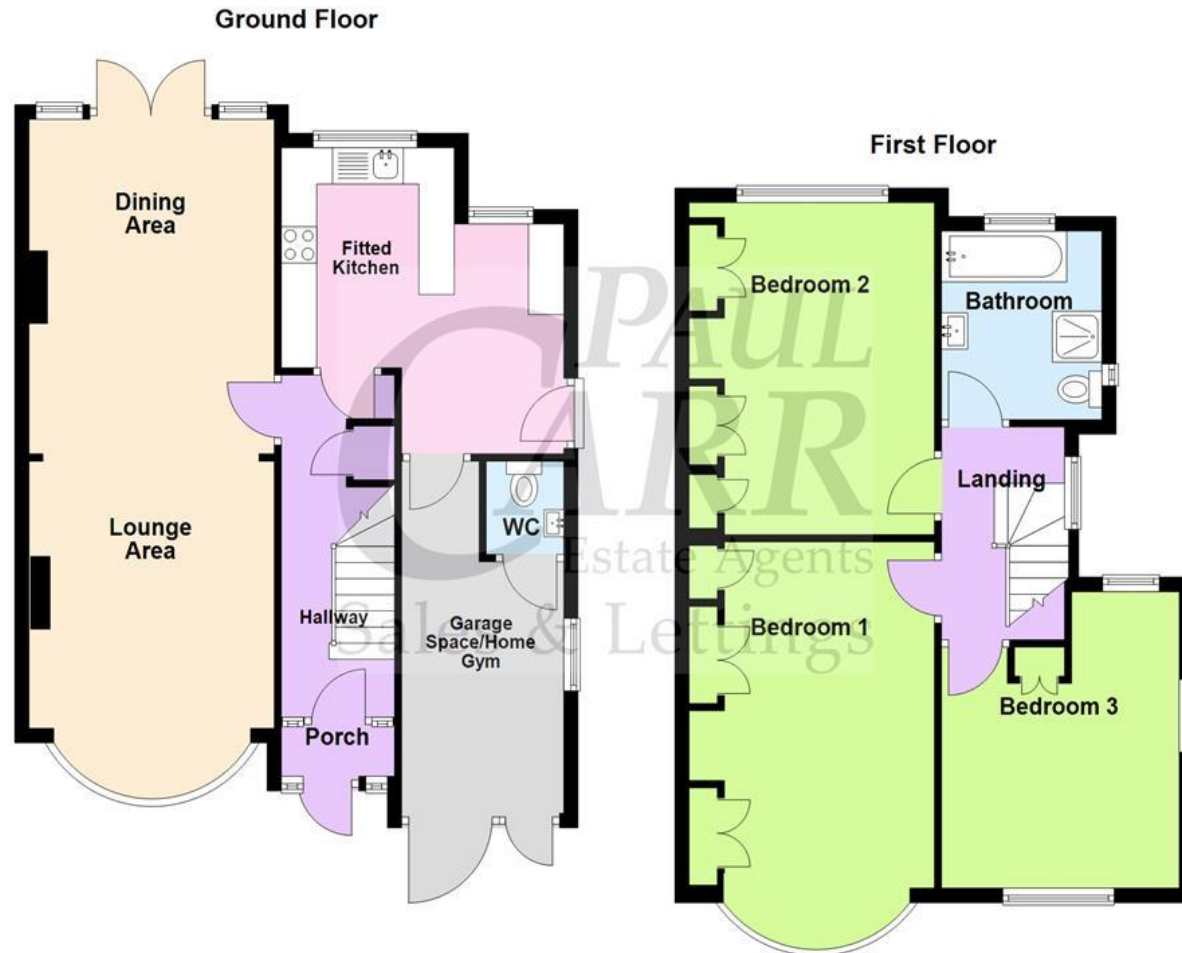






Floor Plan

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

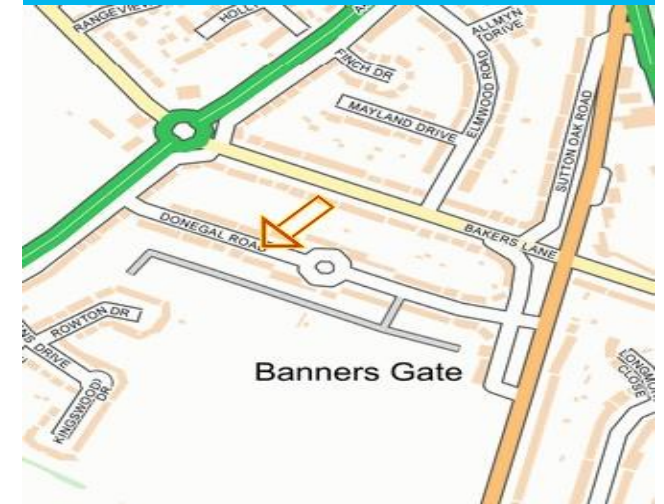


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Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 68 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.

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