



Mayfield Road, Streetly,  
Sutton Coldfield, B74 3PY

**£375,000**

Welcome to Mayfield Road, a highly desirable and much sought after location in the heart of Streetly benefitting from fantastic access to local schooling (catchments should be checked), local transport links and amenities.

This charming family home is set back from the road and approached via a lawned fore garden with driveway leading to side entry, integral garage and porch.

Upon entering the property you are greeted by a welcoming reception hallway with stairs to first floor landing and doors off to a bright lounge with feature bay window to front elevation, an extended dining room with stunning views to the rear garden and patio doors leading out to the patio area.

The kitchen is extended and fitted with a range of matching wall, draw and base level units with integrated oven, and hob, two pantry style cupboards, space for further white goods and door leading out to the side entry/utility area.

The side entry/utility area has a 'Belfast' style sink, space and plumbing for a washing machine, door to fore, door to garage, door to rear garden and door leading to guest wc.

On the first floor the accommodation boasts a spacious landing, three double bedrooms two of which have fitted wardrobes, further study room which offers versatile living space to suit your needs, and family shower room with separate wc. The shower room has been thoughtfully fitted with a suite comprising corner shower cubicle, hand wash basin and fitted storage.

Outside the property to the rear there is a beautiful family friendly garden with mature plants and shrubs, and paved patio area which would be ideal for entertaining and al-fresco dining.

Internal viewing is considered essential to appreciate the size and standard of accommodation on 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 and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Entrance Hallway

Lounge 15' 0" into bay x 11' 0" max (4.57m x 3.35m)

Extended Dining Room 17' 9" max x 11' 0" max (5.41m x 3.35m)

Extended Kitchen 14' 6" max x 8' 10" max (4.42m x 2.69m)

Utility Area/Side Entry 13' 9" approx x 6' 11" approx  
(4.19m x 2.11m)

Guest wc

### **First Floor Accommodation**

Bedroom One 15' 5" x 11' 0" into wardrobes (4.70m x 3.35m)

Bedroom Two 11' 8" x 11' 0" into wardrobes (3.55m x 3.35m)

Bedroom Three 13' 11" x 8' 8" (4.24m x 2.64m)

Study 7' 0" x 5' 10" part restricted height (2.13m x 1.78m)

Shower Room 6' 1" x 5' 8" (1.85m x 1.73m)

WC 5' 8" x 2' 3" (1.73m x 0.69m)

Garage 18' 5" x 7' 11" (5.61m x 2.41m)

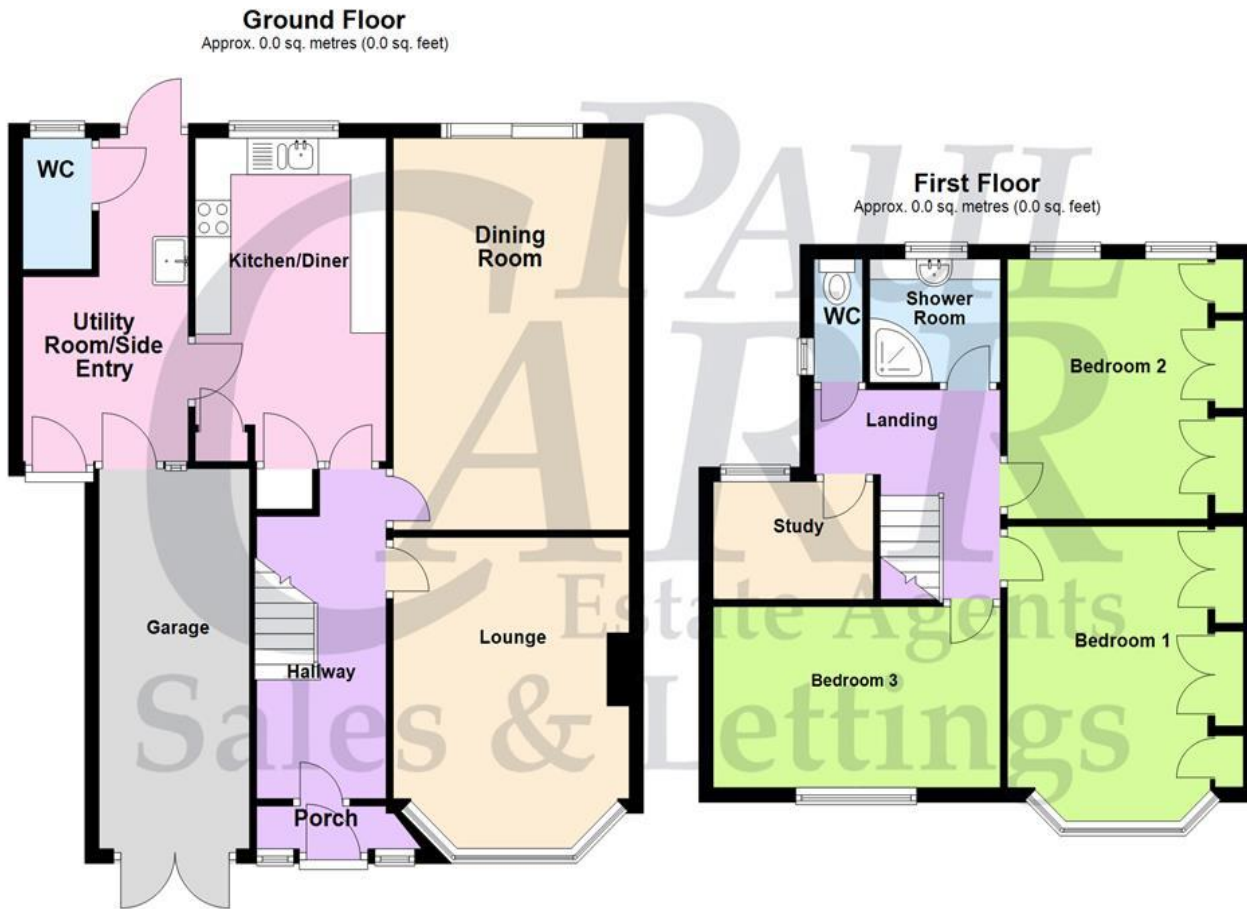






# Floor Plan

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

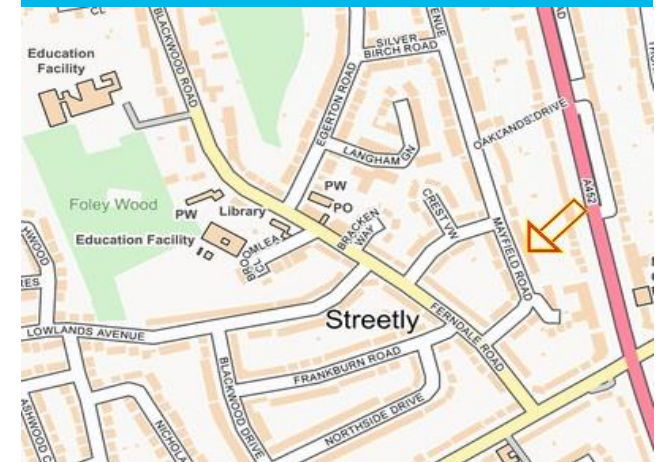


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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: 22<sup>ND</sup> May 2024