



Hundred Acre Road, Streetly
Sutton Coldfield, B74 2LA

£375,000

Welcome to Hundred Acre Road, a very impressive and extended three bedroom semi detached family home, situated on a convenient bus route with local amenities nearby and within close proximity to reputable local schools within Streetly.

The property comprises an entrance porch, entrance hall, 'U' shape open plan lounge, dining area and kitchen/breakfast room, ground floor WC with space and plumbing for a washing machine, first floor landing, three bedrooms with the main bedroom having an en-suite shower room, and a recently refitted luxury family bathroom.

Externally to the front of the property is a driveway providing off road parking and shared access to the garage which has been extended.

The south west facing rear garden has been landscaped, having a lovely patio area, artificial lawn and an impressive garden room.

This property should be at the very top of your viewing list which is highly recommended to fully appreciate the standard of accommodation on offer!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Elec/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Ground Floor

Entrance Porch 2' 9" x 8' 5" (0.84m x 2.56m)

Entrance Hall 6' 3" x 10' 0" (max) (1.90m x 3.05m)

Lounge 15' 5" x 9' 11" (4.70m x 3.02m)

Kitchen/Breakfast Room 23' 7" x 9' 1" (7.18m x 2.77m)

Extended Dining Area 8' 4" x 13' 2" (2.54m x 4.01m)

Utility/WC 8' 6" x 2' 8" (2.59m x 0.81m)

First Floor Landing

Bedroom One 11' 5" x 10' 0" (max) (3.48m x 3.05m)

En-suite 3' 7" x 6' 10" (1.09m x 2.08m)

Bedroom Two 7' 10" x 9' 2" (2.39m x 2.79m)

Bedroom Three 7' 6" x 9' 0" (2.28m x 2.74m)

Luxury Family Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)

Outside

Garden Room 14' 10" x 8' 11" (4.52m x 2.72m)

Extended Garage 10' 7" (max) x 26' 2" (max) (3.22m x 7.97m)





Floor Plan

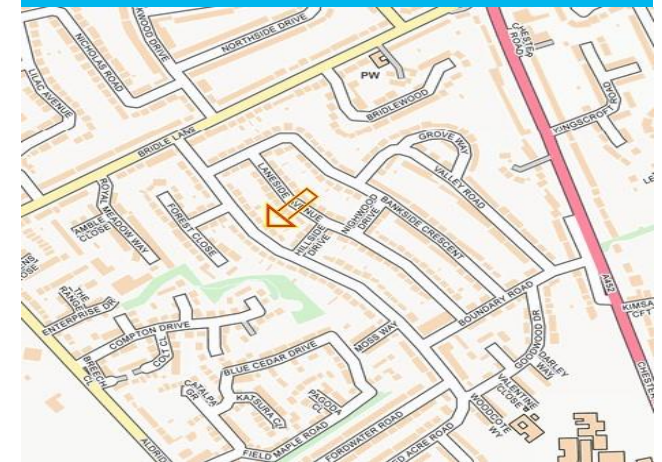
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

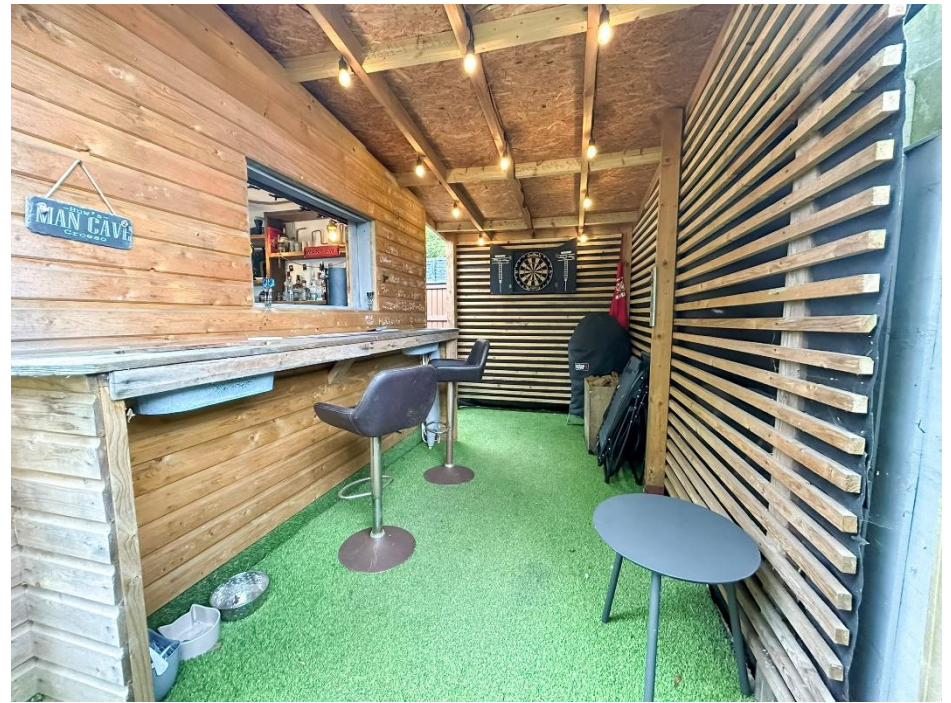
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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: 20th May 2024