



Foley Road West, Streetly,
Sutton Coldfield, B74 3NZ

Offers Over £375,000

Welcome to Foley Road West, a three bedroom semi detached family home in a sought after location within Streetly and having close proximity to reputable local schools, amenities and Sutton Park's 2400 National Nature Reserve.

The property is approached by a large tarmacadam driveway with block paved borders.

Internally the property comprises an entrance porch, entrance hall, open plan lounge/dining room with bay window to the front and patio doors to the garden, kitchen, rear porch, ground floor WC, garage, first floor landing, three bedrooms and a family bathroom.

To the rear is a south facing and landscaped garden.

Internal viewing is strongly recommended, by contacting Paul Carr Streetly office.

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



Ground Floor Accommodation

Entrance Porch

Entrance Hall 13' 1" x 5' 9"
(3.98m x 1.75m)

Lounge 12' 2" x 11' 3"
(3.71m x 3.43m)

Dining Area 10' 6" x 11' 3"
(3.20m x 3.43m)

Kitchen 9' 4" x 10' 2"
(2.84m x 3.10m)

WC 4' 6" x 2' 6"
(1.37m x 0.76m)

Rear Porch 9' 3" x 3' 5"
(2.82m x 1.04m)

Garage 14' 0" x 7' 8"
(4.26m x 2.34m)

First Floor Accommodation

Bedroom One 12' 3" x 11' 5"
(3.73m x 3.48m)

Bedroom Two 13' 6" (into bay) x 9' 0"
(4.11m x 2.74m)

Bedroom Three 6' 11" x 6' 11"
(2.11m x 2.11m)

Bathroom 8' 7" x 5' 7"
(2.61m x 1.70m)

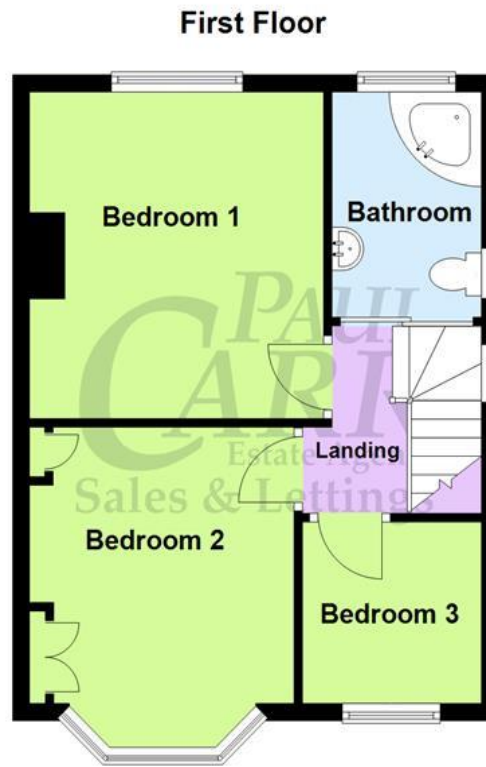






Floor Plan

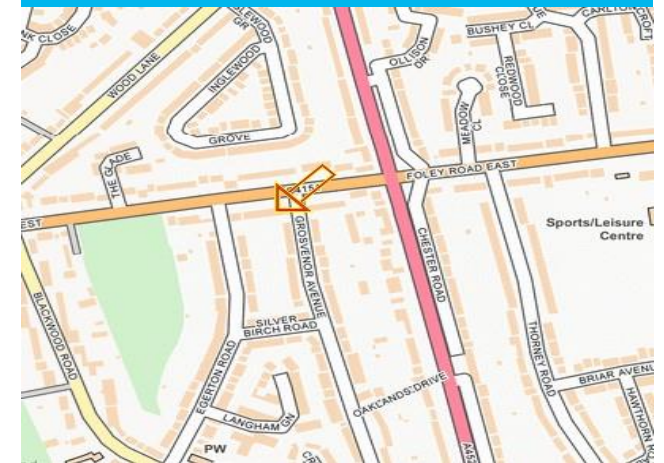
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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: 23rd May 2024