



Fordwater Road, Streetly,
Sutton Coldfield, B74 2BG

Offers in the Region Of £320,000

Paul Carr Estate Agents are delighted to bring to market this wonderful semi-detached family home situated within walking distance of highly rated local schools (catchments should be checked), transport links, and local amenities.

Boasting a variety of impressive features, this property is ideal for first time buyers and young families searching in the area.

Approached via a spacious driveway with access to the garage side passageway and front door.

The well presented and improved internal accommodation briefly comprises of a welcoming hallway leading into a fitted kitchen to the fore.

There is a separate utility room off the hall, and an impressive spacious lounge/diner.

This living area provides versatile living space with ample entertainment space for a family and formal dining area, with stunning views looking out to the beautiful private rear garden.

Upstairs off the deceptively spacious landing are three double bedrooms, all with room to grow and ample furniture space, and a large family bathroom with separate W.C.

The bathroom consists of a separate bath and shower cubicle, with wash hand basin.

Outside is an attractive private rear garden with patio area, well manicured lawn and enclosed fenced boundaries.

The garage has electric up and over door, electrics and door giving access to side passageway. 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 C.

Services Connected: Mains electric, gas, water and drainage

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



Ground Floor Accommodation

Hallway

Fitted Kitchen 12' 0" x 8' 0"
(3.65m x 2.44m)

Lounge/Diner 20' 7" x 10' 2"
(6.27m x 3.10m)

Utility Room 6' 10" x 6' 0"
(2.08m x 1.83m)

First Floor Accommodation

Bedroom One 12' 1" x 10' 3"
(3.68m x 3.12m)

Bedroom Two 12' 0" x 8' 2"
(3.65m x 2.49m)

Bedroom Three 10' 3" x 8' 6"
(3.12m x 2.59m)

Family Bathroom 9' 1" x 5' 9"
(2.77m x 1.75m)

Separate WC 5' 9" x 3' 0"
(1.75m x 0.91m)

Garage 14' 9" x 8' 4"
(4.49m x 2.54m)

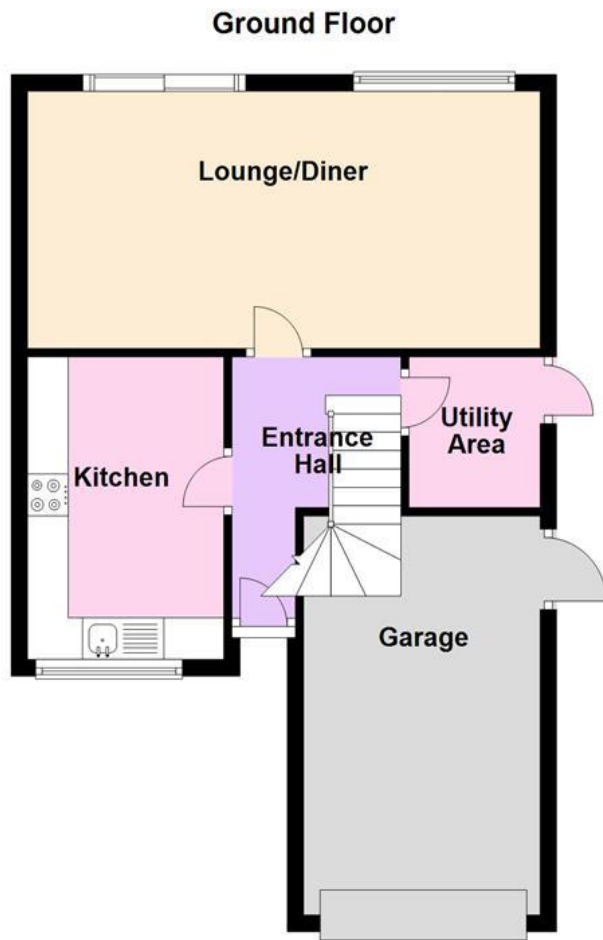






Floor Plan

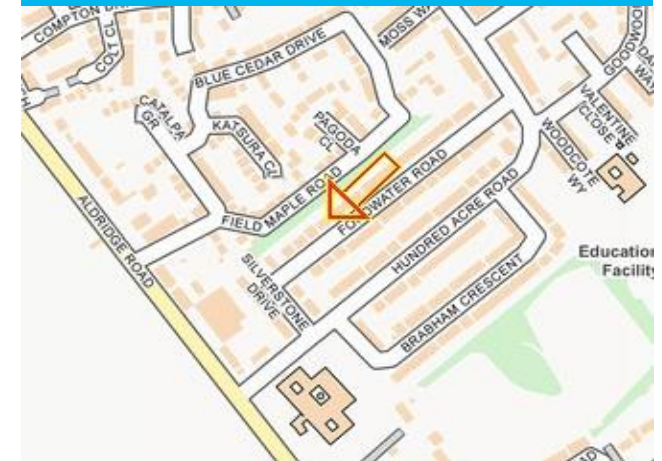
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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: 1ST March 2024