



Fordwater Road, Streetly,
Sutton Coldfield, B74 2BQ

Offers Over £315,000

This wonderful family home is situated within walking distance of highly rated local schools, transport links, and local amenities. Boasting a variety of attractive features, this property is ideal for first time buyers and young families searching in the area.

Approached via a large paved driveway with attractive front lawn and side passage with access to the single garage, the internal accommodation briefly comprises of a large welcoming entrance porch, with a hallway leading into a fitted kitchen to the fore.

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

This living area provides ample entertainment space for a family, and overlooking the beautiful private rear garden.

Upstairs off the deceptive landing space 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 social patio space, neatly kept lawn and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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 9' 11" x 4' 11"
(3.02m x 1.49m)

Hallway 9' 10" x 6' 9"
(3.00m x 2.07m)

Kitchen 12' 5" x 7' 9"
(3.78m x 2.36m)

Lounge/Diner 20' 8" x 18' 5"
(6.31m x 5.61m)

Utility 6' 0" x 5' 2"
(1.83m x 1.58m)

Garage 15' 9" x 8' 10"
(4.81m x 2.68m)

First Floor Accommodation

Bedroom One 12' 2" x 10' 0"
(3.72m x 3.05m)

Bedroom Two 12' 8" x 7' 11"
(3.86m x 2.42m)

Bedroom Three 10' 0" x 8' 6"
(3.06m x 2.59m)

Bathroom 9' 6" x 5' 3"
(2.90m x 1.61m)

W.C. 4' 11" x 2' 9"
(1.50m x 0.83m)

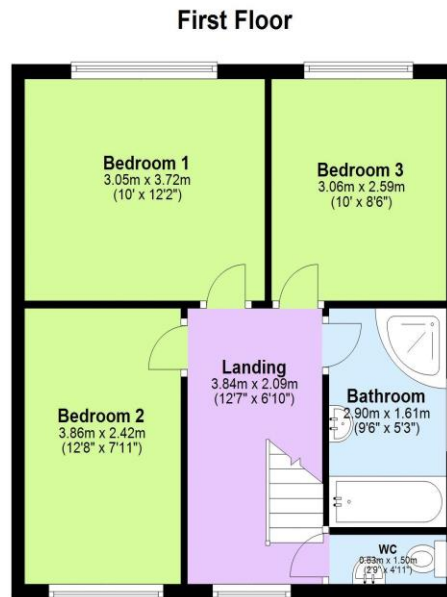
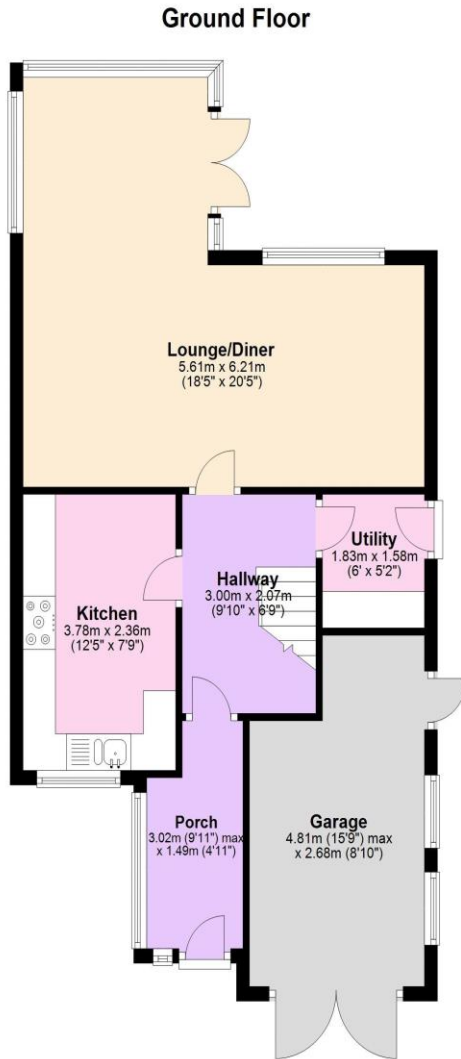






Floor Plan

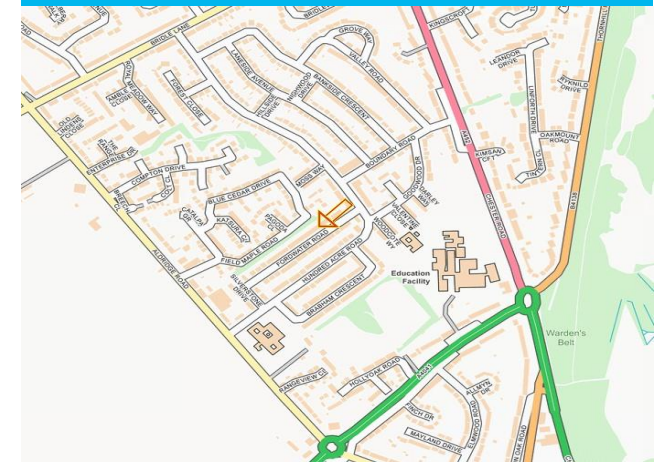
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		
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: 18th July 2023