



Chester Road, Streetly,  
Sutton Coldfield, B74 3EA

**Offers Over £400,000**

Ideally positioned set back from Chester Road in Streetly, this wonderful extended three bedroom semi-detached family home provides an attractive opportunity for any families or first time buyers searching in the area.

Approached via a large driveway with a neatly maintained front lawn, the accommodation briefly comprises of a welcoming entrance porch and hallway, leading through to a spacious lounge with an open dining area.

There is a fitted kitchen to the rear, with steps down to a bright conservatory space overlooking the rear garden, and a separate utility room with a downstairs professionally fitted wet room.

The garage has also been converted into a cosy study/reception room, with it's own front door and integral access from the utility room.

Upstairs off the landing are three great size bedrooms, and a main family bathroom.

Outside to the rear is a charming private garden, with a neatly maintained lawn, patio area, and a path leading to a large outhouse with electrical power flowing through to the external room and shed.

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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Porch 6' 3" x 3' 8" (1.91m x 1.12m)

Hallway 10' 6" x 5' 7" (3.20m x 1.70m)

Lounge Area 14' 7" x 14' 4" (4.44m x 4.37m)

Dining Area 9' 11" x 9' 6" (3.02m x 2.89m)

Kitchen 10' 0" x 8' 10" (3.04m x 2.70m)

Conservatory 11' 7" x 8' 8" (3.52m x 2.65m)

Utility Area 7' 4" x 7' 2" (2.23m x 2.18m)

Wet Room 8' 9" x 4' 0" (2.67m x 1.23m)

Study 13' 2" x 6' 8" (4.01m x 2.03m)

### **First Floor Accommodation**

Bedroom One 11' 2" x 10' 7" (3.40m x 3.22m)

Bedroom Two 12' 9" x 8' 11" (3.89m x 2.73m)

Bedroom Three 8' 11" x 7' 7" (2.72m x 2.32m)

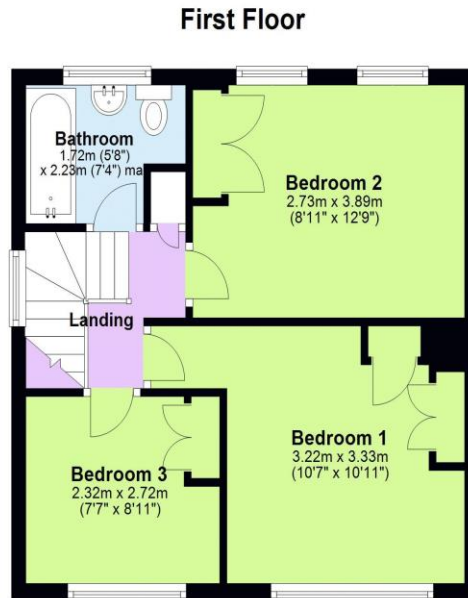
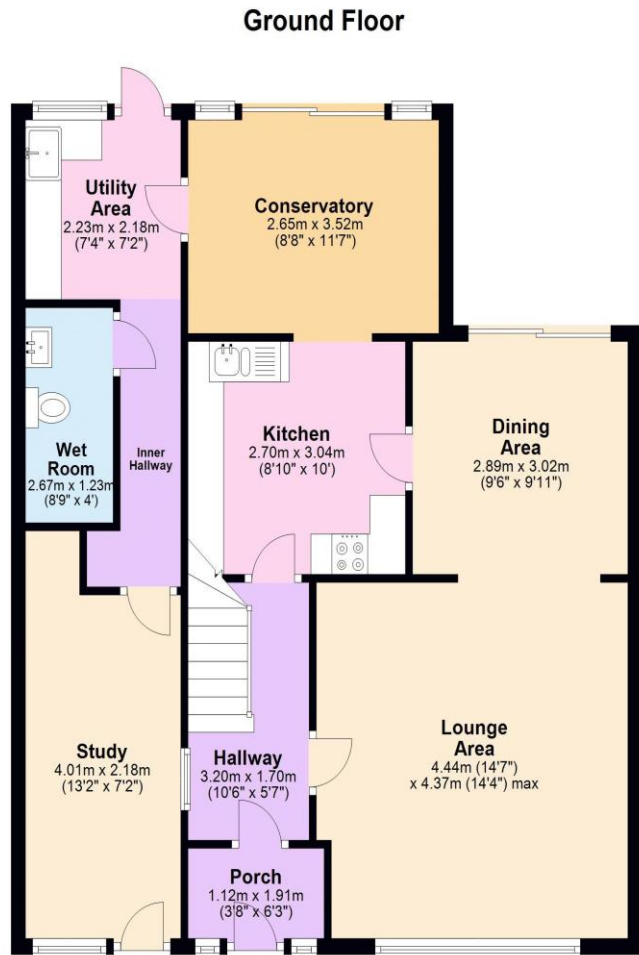
Bathroom 7' 4" x 5' 8" (2.23m x 1.72m)





# Floor Plan

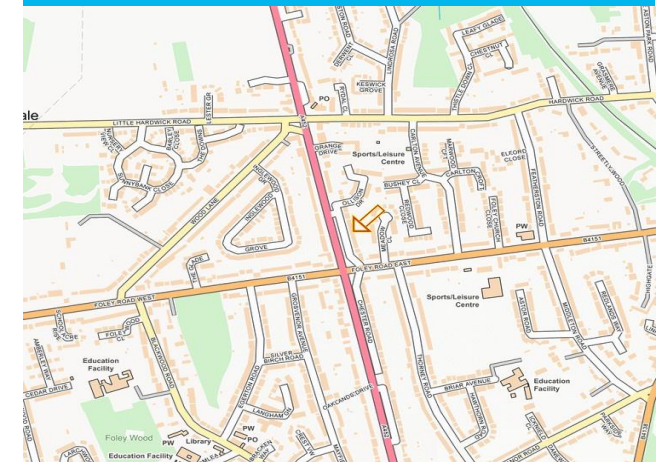
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	67   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: 16th February 2023