



Chester Road, Streetly,  
Sutton Coldfield, B74 2HP

**Offers Over £500,000**



Paul Carr Estate Agents are privileged to bring to market this beautifully presented three bedroom detached family home, occupying a highly desirable Streetly location.

Set back from the road behind a multi-vehicle driveway leading to front entrance porch and garage.

Upon entering the property there is a welcoming reception hallway with stairs to first floor landing, useful under stairs storage cupboard and doors off to: A superb and generous lounge with feature bay window to fore, a beautifully presented and stunningly impactful formal dining with patio doors opening to the conservatory which boasts stunning views to the rear garden.

The kitchen has been thoughtfully fitted to comprise a range of matching wall and base level units with window looking out to rear garden and door leading to utility room.

The utility room has space and plumbing for a washing machine, space for further white goods and door giving access to rear garden, guest w.c. and door leading to garage.

The first floor boasts a generous landing area with doors off to bedroom one which is dual aspect and benefitting from impressive views overlooking the rear garden and walk-in wardrobe.

Bedroom two has a range of fitted wardrobes and views to rear, and bedroom three benefits from views to fore and a walk-in wardrobe.

Completing the first floor accommodation is spacious family bathroom, with a suite comprising low flush wc unit, wall mounted hand wash basin with storage below, corner bath and shower cubicle with shower over.

Outside, to the rear is beautifully presented, with patio area, laid mainly lawn with mature plants and shrubs, enclosed boundaries and rear summer house.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, water, drainage, electricity.

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**

Driveway

Porch

Reception Hallway

Lounge 13' 4" x 11' 3" (4.06m x 3.43m)

Dining Room 12' 5" x 10' 1" (3.78m x 3.07m)

Conservatory 10' 6" x 8' 2" (3.20m x 2.49m)

Fitted Kitchen 11' 1" x 8' 8" (3.38m x 2.64m)

Utility Room 14' 7" x 11' 1" (4.44m x 3.38m)

Guest WC

### **First Floor Accommodation**

Master Bedroom 15' 4" x 7' 9" (4.67m x 2.36m)

Walk in Wardrobe 4' 4" x 3' 7" (1.32m x 1.09m)

Bedroom Two 12' 7" x 10' 3" (3.83m x 3.12m)

Bedroom Three 11' 3" x 8' 7" (3.43m x 2.61m)

Family Bathroom 8' 1" x 7' 3" (2.46m x 2.21m)

### **Outside**

Rear Garden

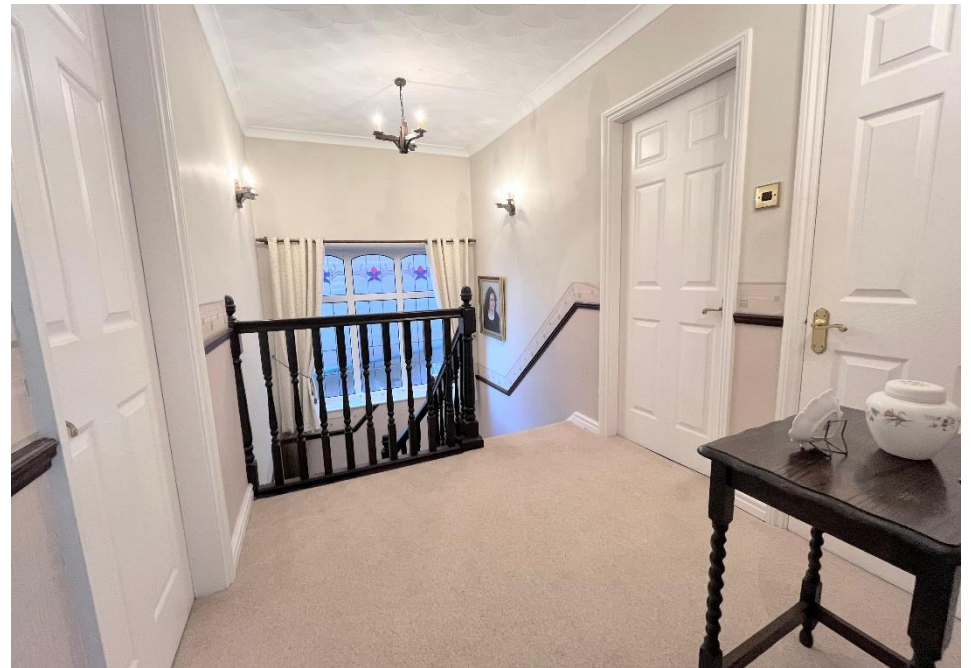
Garage 20' 3" x 8' 9" (6.17m x 2.66m)

















# Floor Plan

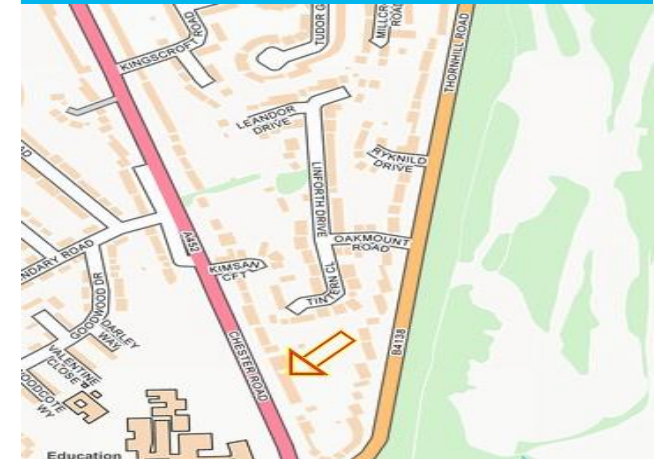
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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: 28th November 2023