



Pinetree Drive, Streetly,
Sutton Coldfield, B74 3SE

Offers in the Region Of £315,000

Streetly

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This three bedroom semi-detached home is situated on the quiet sought after Pinetree Drive, in central Streetly. Situated close to local schools, transport links, and local amenities, this charming home is ideal for any investors or first time buyers searching in the area.

Approached via a paved driveway with attractive front lawn, the accommodation briefly comprises of an entrance porch and hallway, with double doors leading into a spacious open lounge area with understairs cupboard, and open dining room.

There is a separate fitted kitchen to the rear, flowing through into a large bright conservatory overlooking the rear garden.

Upstairs is a main family bathroom, with three great size bedrooms, all with fitted wardrobes.

Outside is a charming rear garden with social patio space, leading to a convenient utility area with storage room, and private fenced enclosure.





Property Specification

THREE BEDROOM SEMI-DETACHED FAMILY HOME
QUIET SOUGHT AFTER ROAD
CLOSE TO LOCAL SCHOOLS, TRANSPORT LINKS & LOCAL
AMENITIES
SPACIOUS LOUNGE & OPEN DINING AREA
FITTED KITCHEN

Porch 6' 4" x 2' 2" (1.92m x 0.65m)

Lounge Area 13' 6" x 12' 4" (4.11m x 3.77m)

Dining Area 10' 4" x 8' 2" (3.16m x 2.50m)

Kitchen 11' 0" x 7' 2" (3.36m x 2.19m)

Conservatory 15' 10" x 9' 3" (4.82m x 2.83m)

Utility Area 11' 10" x 7' 7" (3.60m x 2.31m)

Store

Bedroom One 12' 10" x 8' 9" (3.91m x 2.67m)

Bedroom Two 9' 3" x 9' 3" (2.82m x 2.82m)

Bedroom Three 9' 9" x 6' 9" (2.97m x 2.05m)

Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)

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 January 2023

Viewer's Note:

Services connected: Gas/electric/water/drainage

Council tax band: C

Tenure: Freehold years remaining, lease from

Floor Plan

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



Total area: approx. 98.5 sq. metres (1059.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		

Map Location

