



Valley Road, Streetly,  
Sutton Coldfield, B74 2JE

**£340,000**



A beautifully presented and improved three bedroom semi-detached family home positioned in a most desirable road, benefitting from excellent access to local schooling such as Lindens Primary, St Annes Catholic Primary School and The Streetly Academy (school catchments should be checked). With Sutton Park within reach, an abundance of local amenities and transport links this would be a great buy for first time buyers and young families.

The property is set back from the road behind a block paved multi-vehicle driveway, leading to porch with front door giving access to a welcoming hallway. Upon entering the hallway, there is stairs to leading to first floor and doors off to, a light and airy dual aspect lounge/diner with French doors opening out to conservatory offering stunning views to the rear garden, fitted kitchen/diner, and utility room.

On the first floor, there are three well proportioned bedrooms and fitted shower room.

To the rear of the property there is a beautifully maintained garden, with patio area suitable for barbeques, entertaining and al fresco dining.

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: Gas, Water, Electric, 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

Entrance Hallway

Through Lounge/Diner 22' 4" x 11' 2"  
(6.80m x 3.40m)

Conservatory 9' 7" x 8' 11"  
(2.92m x 2.72m)

Fitted Kitchen 9' 11" x 9' 8"  
(3.02m x 2.94m)

Utility Room 7' 0" x 7' 6"  
(2.13m x 2.28m)

### **First Floor Accommodation**

Bedroom One 11' 0" x 11' 1"  
(3.35m x 3.38m)

Bedroom Two 11' 3" x 10' 2"  
(3.43m x 3.10m)

Bedroom Three 9' 0" x 7' 0"  
(2.74m x 2.13m)

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

### **Outside**

Side Storage 9' 1" x 8' 2"  
(2.77m x 2.49m)

Rear Garden







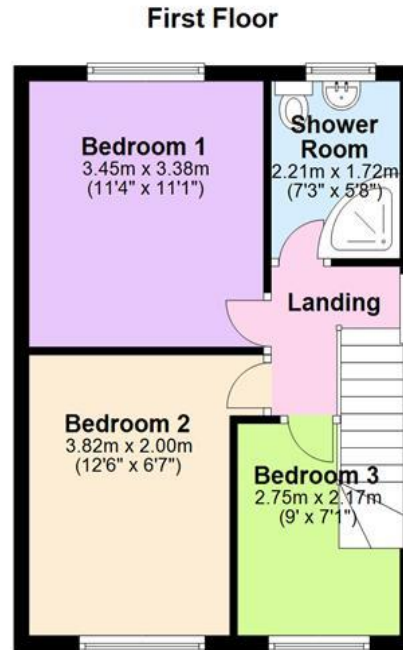
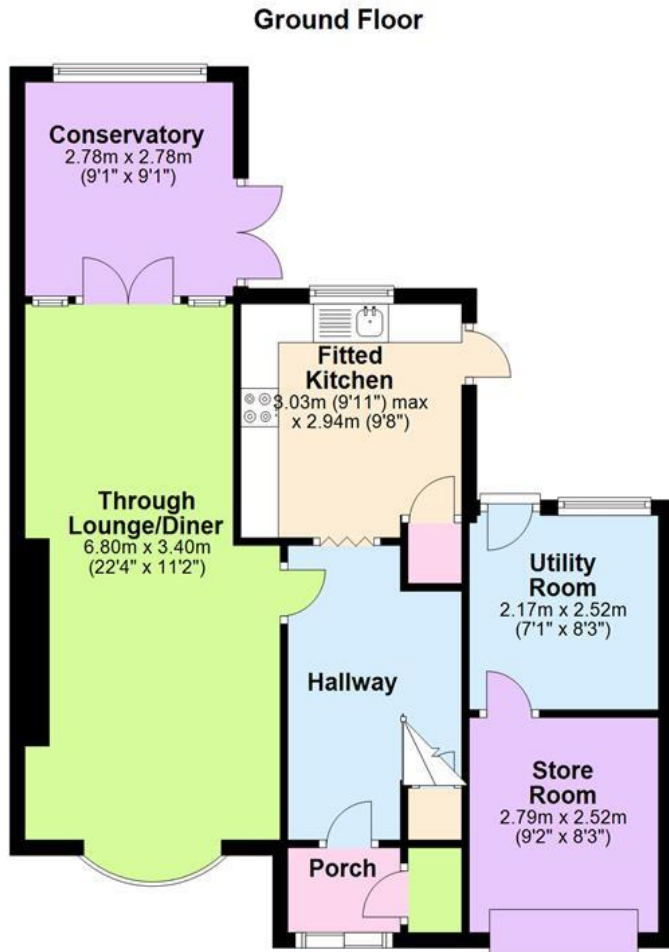






# Floor Plan

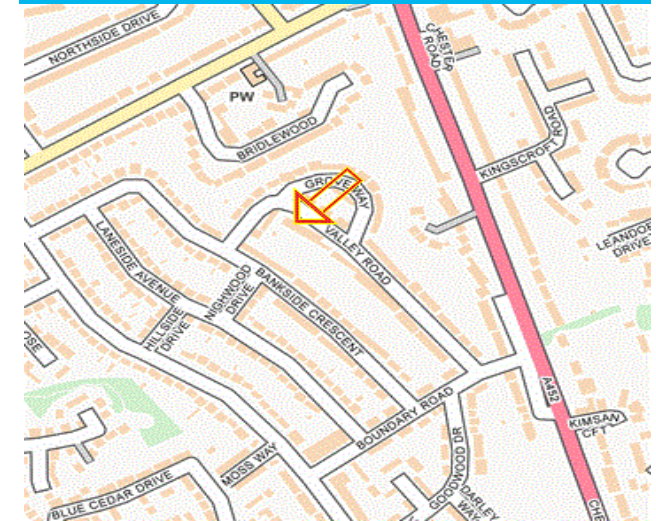
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 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: 14<sup>th</sup> September 2023