



Chester Road, Streetly
Sutton Coldfield, B74 3ND

£575,000

Paul Carr Estate Agents are delighted to bring to market this rare opportunity to acquire this immaculately presented and greatly improved three bedroom detached family home. The property is located in a highly sought after, prime Streetly location and is well served by local amenities and popular schooling (catchments should be checked).

Upon entering the property you are greeted by a welcoming reception hallway which offers a striking and impressive first impression setting the tone for the rest of the property. Off the hallway is a re-fitted guest WC and a beautiful and generous lounge with bay window to fore. An open plan, family orientated kitchen which offers immediate 'WOW' factor and is a key feature of this sublime family home. Being individually designed and features areas for cooking, dining and relaxing. The kitchen boasts a range of matching contemporary wall, drawer and base level units, and matching breakfast bar. From the kitchen there is a discreet utility room with space and plumbing for an automatic washing machine and tumble dryer, a built-in fridge and freezer and worktop surface.

On the first floor the spacious accommodation boasts three well-proportioned bedrooms, and a luxury family bathroom. The bathroom has been thoughtfully designed and fitted with a high-quality suite to comprise a range low flush WC unit, hand wash basin, feature freestanding bath and walk in shower cubicle. There are complementary tiling to floor and walls.

The rear of the property is met with a family friendly, landscaped garden to include large patio area, which makes a stunning location for entertaining and al fresco dining. Being laid to lawn with enclosed boundaries.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

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



Open Porch

Entrance Hall
9' 6" x 6' 10" (2.89m x 2.08m)

Lounge
15' 11" (into bay) x 10' 9" (4.85m x 3.27m)

Kitchen/Family Room
28' 5" (max) x 13' 7" (max) (8.65m x 4.14m)

Utility Room
5' 2" x 4' 4" (1.57m x 1.32m)

WC
3' 10" x 4' 6" (1.17m x 1.37m)

First Floor Landing

Bedroom One
15' 9" (into bay) x 10' 11" (4.80m x 3.32m)

Bedroom Two
13' 5" (into bay) x 10' 11" (4.09m x 3.32m)

Bedroom Three
9' 7" x 10' 0" (2.92m x 3.05m)

Family Bathroom
7' 4" x 8' 10" (2.23m x 2.69m)

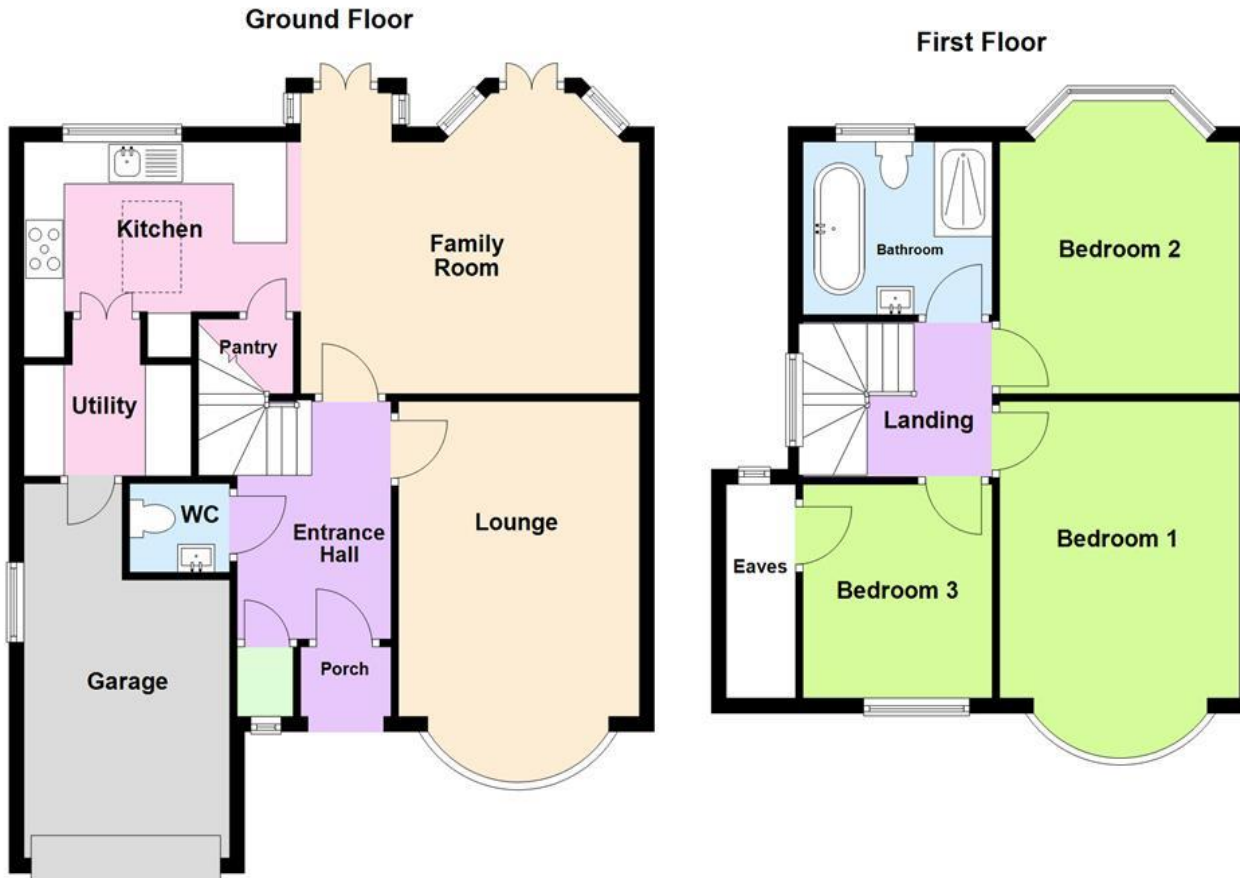
Garage





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		82 B
69-80	C		
55-68	D	65 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: