

NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

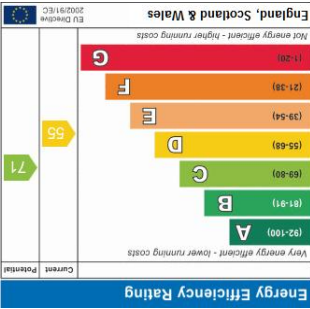
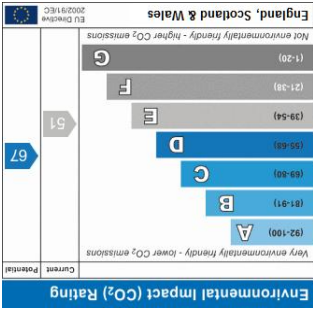
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property, therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- THREE DOUBLE BEDROOMS
- NO UPWARD CHAIN
- CLOSE TO SCHOOLS AND SHOPS
- GARAGE AND CONSERVATORY
- DOUBLE GLAZING AND CENTRAL HEATING



Nicholas Road, Streetly, Sutton Coldfield, B74 3QS

£255,000





## Property Description

A spacious three double bedroom semi-detached home situated in a sought after and convenient location, close to amenities, shops and schools. Accommodation offers generous living space throughout and briefly comprises of; entrance porch, through lounge and dining area, conservatory, kitchen, first floor comprising of three double bedrooms and refitted bath/shower room. The property also benefits from having gas central heating, double glazing, driveway with parking for three to four cars, garage and private rear garden. Accommodation in greater detail:-

**FRONT ENTRANCE PORCH** Having double glazed door to front, double glazed window to front and further double glazed door leading through to:-

**THROUGH LIVING ROOM AND DINING AREA** 24' 0" x 10' 3" max 8' 8" min (7.33m x 3.13m max 2.66m min) Having double glazed window to front, two central heating radiators, wood flooring throughout, door and enclosed staircase to first floor accommodation, further doors off to kitchen and double glazed sliding doors leading through to:-

**CONSERVATORY** 9' 9" x 9' 3" (2.99m x 2.84m) Having double glazed windows to side and rear, tiled flooring and double glazed French doors leading onto patio.

**KITCHEN** 10' 9" x 9' 9" (3.30m x 2.99m) Fitted with a range of matching wall and base units with work surfaces over, one and half bowl sink unit and drainer, built in oven, hob and extractor fan, further appliance space, tiled flooring, central heating radiator, double glazed window to rear and double glazed door to garden.

**FIRST FLOOR LANDING** Having loft access and doors to all bedrooms and bath/shower room.

**BEDROOM ONE** 11' 1" x 8' 2" plus wardrobe space (3.38m x 2.51m) Having double glazed window to rear, central heating radiator, wood flooring, fitted wardrobes and bedroom furniture.

**BEDROOM TWO** 12' 7" x 8' 3" (3.85m x 2.52m) Having double glazed window to front, wood flooring and central heating radiator.

**BEDROOM THREE** 10' 5" x 9' 8" (3.19m x 2.95m) Having double glazed window to front, wood flooring, central heating radiator and fitted wardrobes.

**FAMILY BATH/SHOWER ROOM** 8' 0" x 7' 10" (2.44m x 2.40m) Fitted with a modern white suite comprising of; WC, wash hand basin, spa bath with mixer taps, separate shower cubicle with tiled splash backs and shower over, wood flooring throughout, wall tiling, central heating radiator and double glazed window to rear.

**EXTERNALLY** There is a block paved driveway to fore providing parking for three to four cars, with access to garage and further side access and gate leading through to rear garden. Private and enclosed rear garden with paved patio, shaped lawn and fenced enclosure.

**SINGLE GARAGE** To side of property with power, lighting and up over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.