



Elmtree Road, Streetly

Sutton Coldfield, West Midlands, B74 3RY

Offers Over £370,000



Asking Price REDUCED by £30,000 for QUICK SALE!!! SEARCHES AVAILABLE - BEAT THE STAMP DUTY DEADLINE!!! Back on the market do to chain falling through... MUST be SOLD this WEEKEND!!! Newton Fallowell are delighted to market for sale this stunning modern family home situated in a sought after location of Streetly on Elmtree Road. The property has been modernised to a high standard throughout. Comprising of a spacious kitchen/diner, utility with plumbing for a washing machine and access to the garage, lounge to the front and a downstairs W.C. On the first floor there are three good sized bedrooms and a modern family bathroom. The property has recently been externally rendered, new roof fitted in 2021, new driveway, patio area to the rear garden, double glazing and gas central heating. This home is just a short walk to local amenities, transport links and schools such as Blackwood primary, St Anne's and Streetly academy.

Family/Dining Room

11'9" max x (3.59m max x)



Utility Room

7'5" x 6'11" (2.27m x 2.13m)



Porch

Reception Hallway



Guest WC

First Floor Landing

Lounge

14'6" into bay x 10'11" (4.42m into bay x 3.33m)



Bedroom One

11'10" x 11'3" (3.62m x 3.45m)



Bedroom Two

12'0" x 11'5" (3.67m x 3.48m)



Kitchen Dining/Family Room



Kitchen

17'5" x 11'3" max (5.31m x 3.43m max)



Bedroom Three

8'6" x 7'8" (2.61m x 2.35m)



3D Floorplan



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

Bathroom

8'3" x 7'9" (2.54m x 2.37m)



Outside

Front Aspect & Drive



Garage

8'4" x 8'0" (2.55m x 2.45m)

Rear Garden



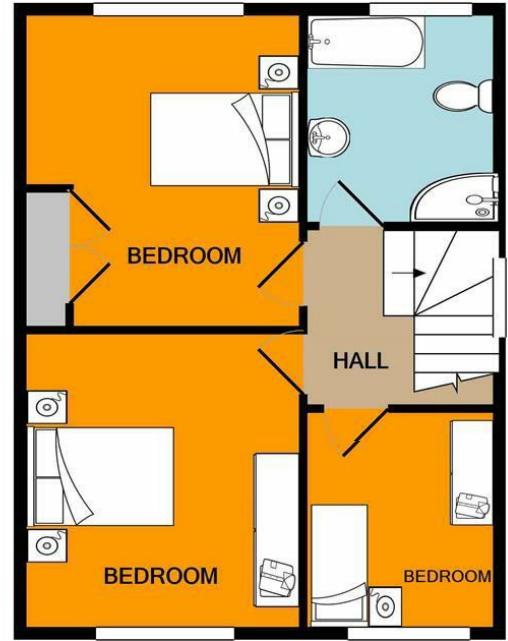
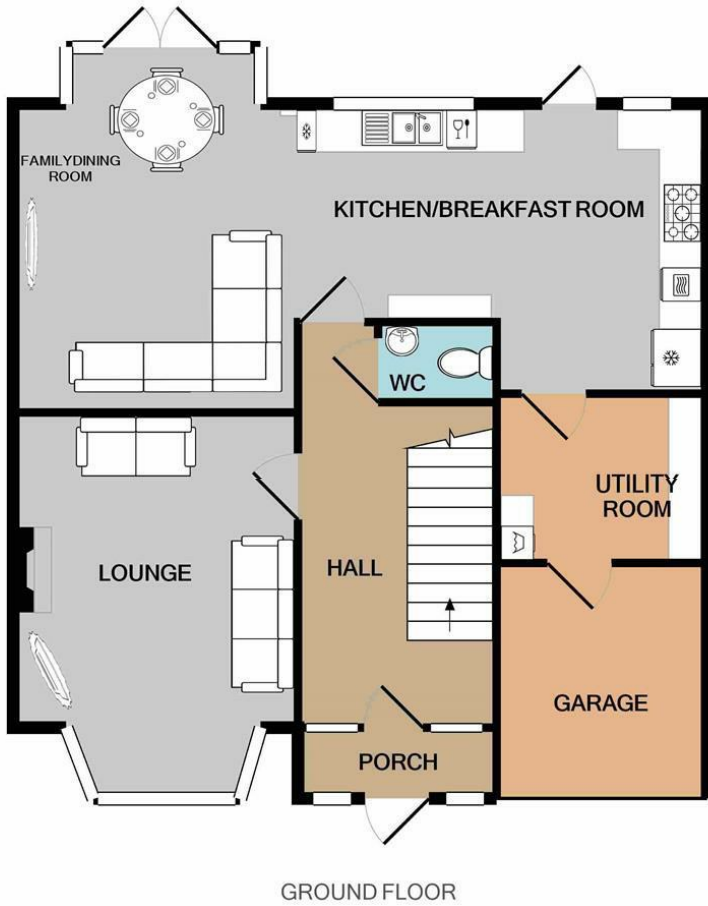
Tenure

Freehold

EPC

Grade TBC

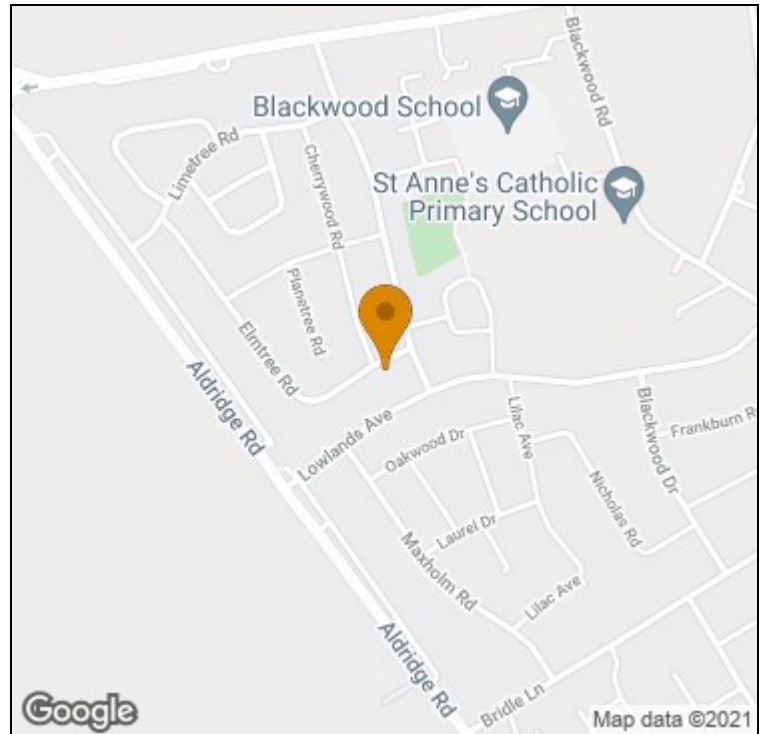
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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