

43C MIDDLETON ROAD  
STREETLY  
SUTTON COLDFIELD  
B74 3ES

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An idyllic five-bedroom family home finished to an exceptional standard set within a gated community in the highly sought-after area of Streetly.

### Ground Floor:

Entrance hallway

Guest WC

Living room

Family room

Dining room

Kitchen/breakfast room

Utility room

### First Floor:

Five bedrooms

Two ensembles

Family bathroom

### Garden and Grounds:

Integrated double garage

Block paved drive with parking

Laid to lawn rear garden with patio area

Private gated entrance to property

EPC Rating: C



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

This fantastic modern home is situated in a sought-after residential location close to the day to day amenities of Streetly village which includes a number of convenience stores, well-regarded eateries, a barber's, ladies clothing boutiques, salons, and an independent coffee shop. In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

Local Schools include Manor Primary School, Streetly Academy, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School.

Tenants are advised to check with the Council for up to date information on school catchment areas.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Description of Property

This superbly presented five-bedroom family home is located down a shared gated driveway in the sought-after area of Streetly, minutes' walk from the Streetly Gate entrance to Sutton Park.

The block-paved driveway leads up to the front door. The reception hallway, with guest cloakroom and WC, leads to the main living spaces. The living room with feature fireplace benefits from French patio doors leading to the garden.

The elegant dining room provides the perfect space for entertaining, with large windows offering a picturesque view of the rear garden.

The kitchen/breakfast family room is a wonderful space, designed with modern family living in mind. The exquisitely finished kitchen perfectly balances form and function incorporating high-spec appliances such as a fridge/freezer, double oven/grill and wine cooler. The breakfast bar also benefits from sink and gas hob, which add to the communal feel of the space as it blends from kitchen to family room. Cream tiled flooring throughout helps tie the room together, with the family end of the room benefiting from ample space for sofas or dining table, making it the perfect space for modern family living. The kitchen/ family room also benefits from French patio doors leading to the garden.

Leading off from the kitchen section is the utility, with additional storage space and sink. From here there is internal access to the double garage.

On the first floor the principal bedroom features an en-suite bathroom with walk in shower and is finished with a bespoke fitted wardrobe. The Bedroom is accessed via the first floor landing which provides access to all the rooms on the first floor. The second bedroom also features an en-suite. There are a further three more bedroom all benefiting from built in storage. A family bathroom with separate shower and heated towel rail completes the first floor.

### Gardens and Grounds

The property features a block-paved driveway leading up to the integral double garage, offering ample parking space. Also included is exterior electric car charging point. A spacious rear garden has been well-maintained and is mainly laid to lawn and flanked by trees and shrubbery. A patio area is ideal for relaxing in the warmer months and offers space for al fresco dining. The garden can be accessed from the garage or either of the two patio doors.

### Distances

Sutton Coldfield town centre 3.5 miles  
Lichfield 8 miles  
Birmingham 8 miles  
Birmingham International/NEC 17 miles  
(Distances approximate)





### Services

We understand that mains water, drainage, electricity, and gas are connected.

### Terms

Tenure: Freehold

Local authority: Walsall Council, 0121 303 1111

Tax band: F

### Viewings

Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles (0121 362 7878).

### Disclaimer- important notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Particulars prepared July 2021



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-101) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 85        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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