

7 PAGODA CLOSE  
STREETLY  
SUTTON COLDFIELD  
B74 2AY

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A beautifully presented three-bedroom detached home, offering stylish interiors and situated in a popular position within a peaceful Streetly cul-de-sac.

The accommodation comprises a welcoming entrance hallway leading to a spacious through drawing room/dining room, a contemporary kitchen, a separate utility room, guest cloakroom/WC, and an integral garage on the ground floor. Upstairs, the principal bedroom features fitted wardrobes and an en suite shower room, accompanied by a second double bedroom, a third bedroom ideal for use as a nursery, study, or single room, and a family bathroom. Externally, the property benefits from a driveway providing off-street parking and a landscaped rear garden.

EPC Rating: C

Approximate gross internal floor area 1,151 sq ft (107 sq m)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

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### Situation

Pagoda Close is a quiet cul-de-sac situated in the popular residential area of Streetly, Sutton Coldfield. The property is ideally located for access to an excellent range of amenities, including nearby shops, cafes and restaurants in Streetly Village, as well as highly regarded local schooling such as Streetly Academy and Linden's Primary School. The area also benefits from easy access to the 2,400-acre Sutton Park — perfect for walking, cycling and outdoor leisure. Convenient road links and public transport services provide direct connections to Sutton Coldfield town centre, Birmingham city centre, and surrounding areas, making this an ideal setting for families and professionals alike.

### Description of Property

This well-maintained home offers the perfect balance of contemporary design and practical family living. Set behind a smart frontage with ample driveway parking and an integral garage, the property opens into a welcoming entrance hall with wood-effect flooring and a staircase rising to the first floor.

The stylish drawing room is light and spacious, centred around a modern stone fireplace and framed by a bay window that floods the space with natural light. A wide archway connects this space to the dining room, which enjoys garden views and direct access to the rear patio via French doors — ideal for entertaining or relaxed family meals.

The kitchen is a true highlight, featuring sleek high-gloss cabinetry, quartz worktops, a mirrored splashback, and integrated Neff appliances including double ovens and a five-ring gas hob. Plinth and under-cabinet lighting add a premium finish. A separate utility room continues the modern style and offers additional storage and sink facilities, along with access to a guest cloakroom/WC.

Upstairs, the principal bedroom has fitted wardrobes, a large bay window, and a stylish en suite shower room finished in warm tiling and contemporary sanitaryware. There are two further bedrooms, both bright and freshly decorated — perfect for children, guests or a home office — and a modern family bathroom with bath and overhead rainfall shower.

### Gardens and Grounds

The rear garden has been thoughtfully landscaped for both relaxation and play. A paved terrace spans the width of the house, leading onto the lawned garden. With two tiers, steps then lead to a raised decked and further lawned area complete

with outdoor seating and barbecue space.

This turnkey property is located within easy reach of highly regarded schools, Streetly Village amenities, Sutton Park, and transport links to Birmingham and beyond — making it an ideal choice for professional couples or growing families.

### Distances

Aldridge 2 miles  
Sutton Coldfield town centre 4 miles  
Birmingham 7 miles  
Lichfield 10 miles  
Birmingham International/NEC 15 miles  
M6 7.5 miles  
M42 11.5 miles  
(Distances approximate)

### Directions from Aston Knowles

From the agent's office at 8 High Street, head towards Four Oaks. At the roundabout, continue straight onto Four Oaks Road. At the traffic lights, take a slight left onto Streetly Lane then at the next roundabout take the first exit onto Thornhill Road. At the next roundabout, take the second exit onto Queslett Road and then take the third exit at the next roundabout onto Aldridge Road. Turn right onto Field Maple Road, Pagoda Close is a turning on the left hand side.

### Terms

Tenure: Freehold

Local authority: Walsall Council  
Tax band: F

Average area broadband speed: 500 Mbs Full Fibre

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

### Services

Mains, water, gas, and electricity are connected.

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.

### Disclaimer



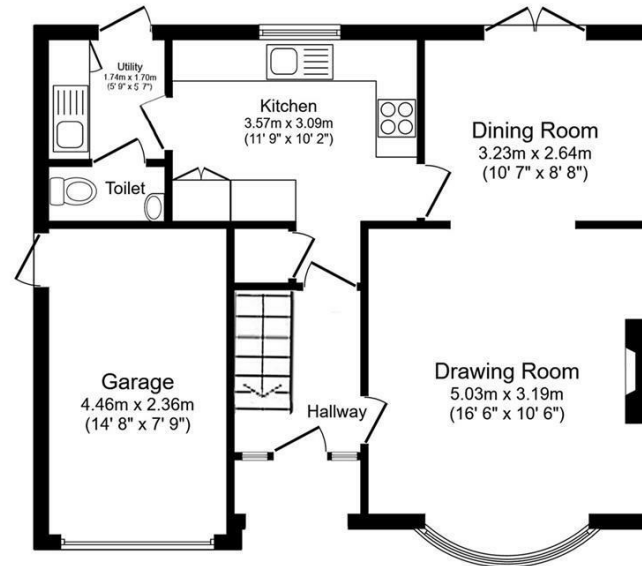


**Pagoda Close, Streetly, Sutton Coldfield**  
Total Floor area: 107 sq.m (1151 sq.ft.)



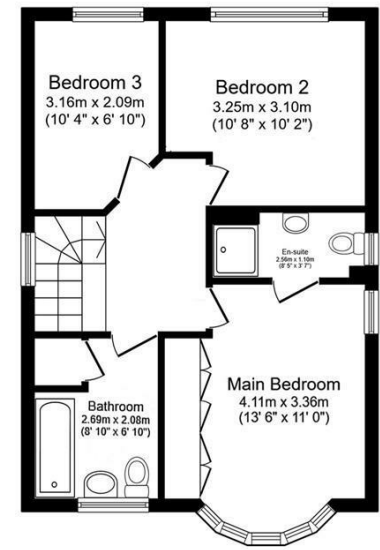
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Particulars dated May 2025  
Photographs taken May 2025

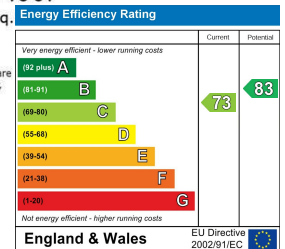


**Ground Floor**  
Floor area 61.9 sq.m. (666 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**1st Floor**  
Floor area 45.1 sq.m. (485 sq.ft.)



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**8 High Street, Sutton Coldfield, B72 1XA**

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