



Wood Lane, Streetly
Sutton Coldfield, B74 3LT

£650,000

Situated on the highly sought-after Wood Lane in Streetly, this exceptional four-bedroom detached residence offers an outstanding blend of luxury, space, and privacy, perfect for modern family living.

Approached via an expansive block-paved driveway with a beautifully maintained front garden, the property welcomes you through a charming porch into a bright and spacious entrance hall. The elegant lounge, with its dual aspect windows, enjoys abundant natural light, creating a warm and inviting atmosphere. A separate dining room, featuring french doors opening onto the picturesque rear garden, is ideal for entertaining and family gatherings. The modern kitchen/breakfast room is stylishly appointed with high end fittings, complemented by a separate utility room for added convenience. A well placed guest WC completes the ground floor.

Upstairs, a generous and airy landing leads to four well-proportioned bedrooms. The master suite boasts built-in wardrobes and a luxurious en-suite shower room, offering a private retreat. Two further spacious double bedrooms and a generously sized fourth bedroom provide ample accommodation for family members or guests. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort for all.

Externally, the south-facing rear garden is a true highlight, featuring a large patio area ideal for outdoor dining, a large lawned area, and mature trees and shrubs adding privacy and charm. Enclosed by secure fencing, this peaceful oasis is perfect for relaxation and recreation alike.

This one-of-a-kind family home must be viewed to be fully appreciated. Early viewing is highly recommended to secure this rare opportunity in an exclusive location.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains Electric, Gas, Water and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

3' 2" x 6' 4" (0.96m x 1.93m)

Entrance Hall

4' 5" x 15' 6" (1.35m x 4.72m)

Lounge

19' 10" x 11' 10" (6.04m x 3.60m)

Dining Room

11' 10" x 9' 2" (3.60m x 2.79m)

Kitchen/Breakfast Room

14' 10" x 14' 1" (4.52m x 4.29m)

Utility Room

5' 1" x 7' 10" (1.55m x 2.39m)

WC

3' 2" x 7' 6" (0.96m x 2.28m)

Double Garage

16' 11" x 15' 10" (5.15m x 4.82m)

First Floor Landing

Bedroom One

12' 9" x 11' 11" (to wardrobe) (3.88m x 3.63m)

En-Suite

6' 8" x 7' 9" (2.03m x 2.36m)

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.50m)

Bedroom Three

11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom Four

11' 4" (max) x 7' 7" (max) (3.45m x 2.31m)

Bathroom

5' 5" x 7' 10" (1.65m x 2.39m)







Floor Plan

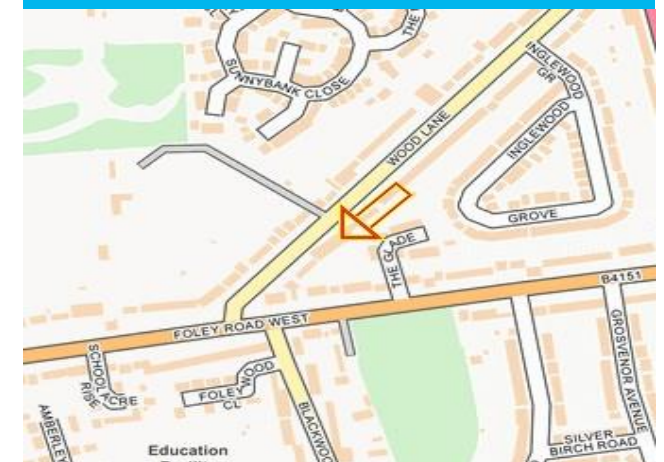
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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: 14th March 2025