



Foley Road West, Streetly
Sutton Coldfield, B74 3NU

£475,000

Offered with no onward chain, this spacious three-bedroom detached home enjoys outstanding field views to the front and is ideally situated in the sought-after area of Streetly. Boasting excellent transport links, reputable local schools, and a wealth of amenities nearby, this is a perfect family home.

Approached via a large tarmacadam driveway, providing ample parking for multiple vehicles, the property welcomes you with a bright and spacious entrance hall. The generous lounge features double doors leading into the dining room, creating a fantastic flow of natural light throughout. The kitchen is complemented by a separate utility room, a ground floor WC, and convenient internal access to the garage.

Upstairs, a bright landing leads to three well proportioned double bedrooms, a family bathroom, and a separate WC.

The rear garden offers a delightful outdoor space with a paved patio area, ideal for seating, and a lawn with fenced surrounds, providing privacy and a safe space for families. Internal viewing is highly recommended to fully appreciate this fantastic opportunity.

Contact us today to arrange a viewing!

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/Electric/Water/Drainage.

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

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

15' 0" x 6' 9" (4.57m x 2.06m)

Lounge

15' 3" x 11' 11" (4.64m x 3.63m)

Dining Room

9' 1" x 12' 1" (2.77m x 3.68m)

Kitchen/Breakfast Room

14' 0" (max) x 16' 3" (max) (4.26m x 4.95m)

Utility Room

WC

Garage

18' 2" x 12' 7" (5.53m x 3.83m)

First Floor Landing

Bedroom One

12' 0" x 10' 6" (3.65m x 3.20m)

Bedroom Two

12' 0" x 10' 3" (3.65m x 3.12m)

Bedroom Three

11' 5" x 8' 0" (3.48m x 2.44m)

Bathroom

9' 3" x 8' 1" (max) (2.82m x 2.46m)

WC

5' 2" x 2' 4" (1.57m x 0.71m)

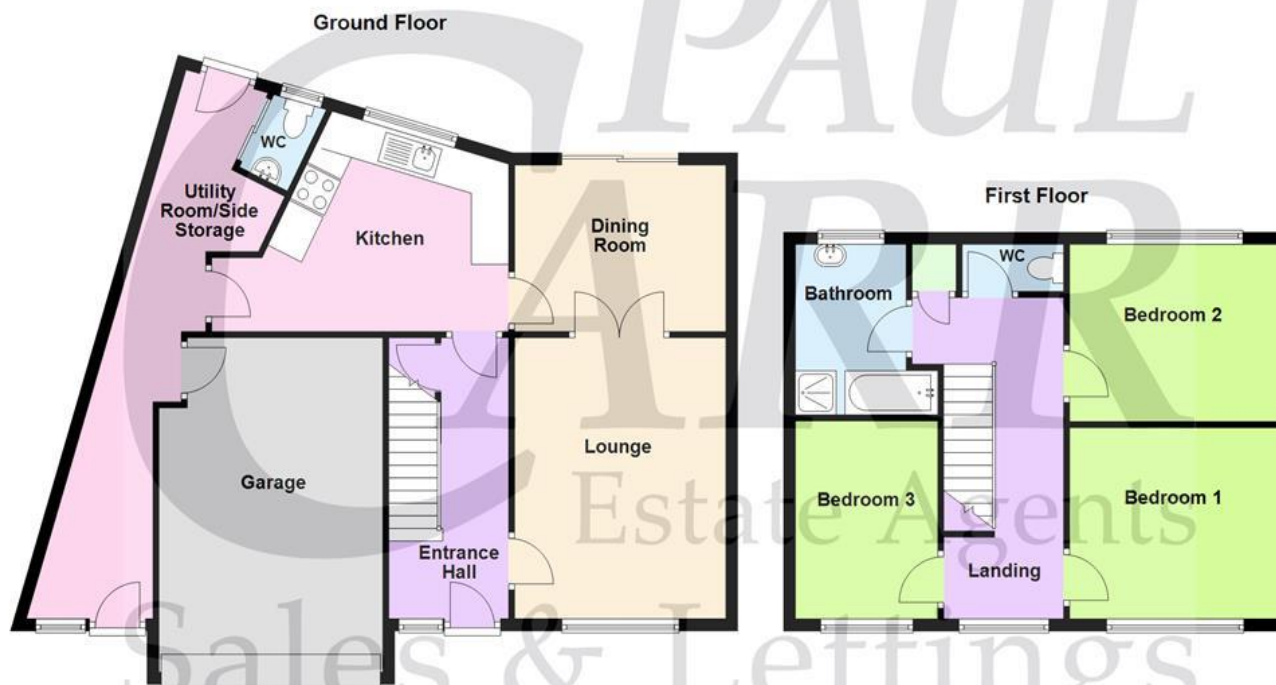






Floor Plan

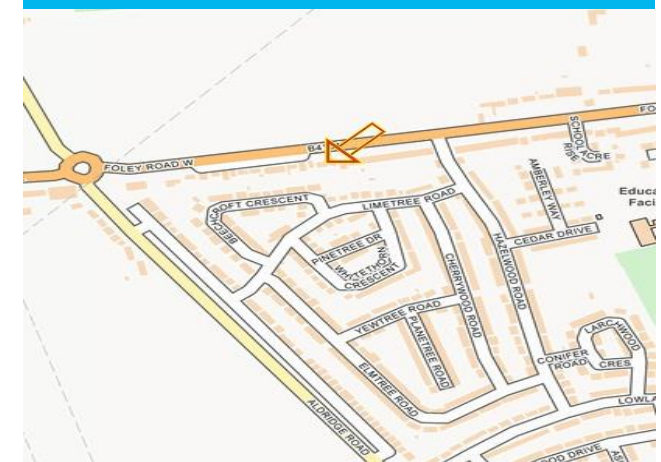
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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: 18th March 2025