



Laneside Avenue, Streetly  
Sutton Coldfield, B74 2BU

**Offers Over £325,000**

Welcome to Laneside Avenue – A Sought-After Family Home in the Heart of Streetly Situated on one of Streetly's most desirable roads, this immaculate three-bedroom semi-detached home offers thoughtfully modernised living in a prime location. Just moments from highly regarded local schools (catchment areas should be confirmed), everyday amenities, excellent transport links, and the stunning Royal Sutton Park, this is an ideal setting for family life.

Set well back from the road, the property is approached via a neat lawned fore garden with mature hedging and a shared paved driveway leading to the garage and entrance porch. Inside, a welcoming hallway with built-in storage and staircase sets the tone for the stylish presentation throughout. The bright and spacious lounge features a large front window and an elegant fireplace as the central focal point. Double doors open into the formal dining room, offering lovely views over the garden and direct access to the patio—perfect for entertaining. The contemporary fitted kitchen is a standout feature, offering a smart range of wall, base, and drawer units, integrated appliances including oven, hob, extractor and washing machine, a matching breakfast bar, and space for an additional appliance.

Upstairs, three well-proportioned bedrooms are served by a luxury four-piece bathroom comprising a panelled bath, corner shower cubicle, pedestal wash hand basin, low-flush WC, and heated towel rail with stylish tiling throughout. The main and second bedrooms each benefit from built-in storage, while the third bedroom—currently used as a nursery—also includes a fitted cupboard.

Outside, the beautifully maintained rear garden is designed for relaxation and hosting, with a paved patio area leading up to a lawned section bordered by shrubs and fencing. To the front, a shared driveway leads to the garage, offering practical parking and storage options. This exceptional home blends modern comfort with classic charm in one of Streetly's most coveted locations.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C

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](mailto:Streetly@paulcarrestateagents.co.uk)



**Porch**

**Entrance Hallway**

**Lounge**

**12' 2" x 10' 11" (3.71m x 3.33m)**

**Dining Room**

**9' 9" x 9' 5" (2.98m x 2.87m)**

**Fitted Kitchen**

**9' 9" x 10' 2" (2.98m x 3.10m)**

**First Floor Landing**

**Bedroom One**

**12' 0" x 11' 3" (3.66m x 3.44m)**

**Bedroom Two**

**10' 10" x 12' 0" (3.31m x 3.66m)**

**Bedroom Three**

**7' 9" x 7' 5" (2.35m x 2.25m)**

**Bathroom**

**7' 2" x 6' 9" (2.19m x 2.05m)**

**Outside**

**Rear Garden**

**Garage**

**17' 9" x 9' 2" (5.41m x 2.79m)**

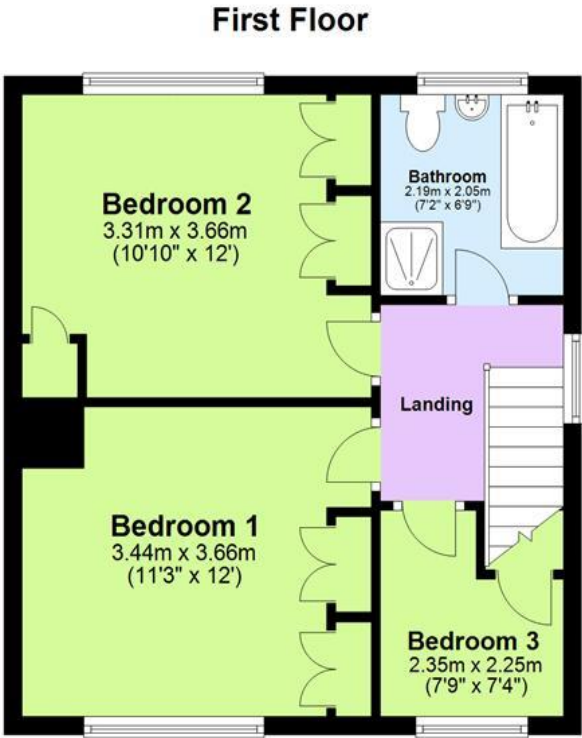
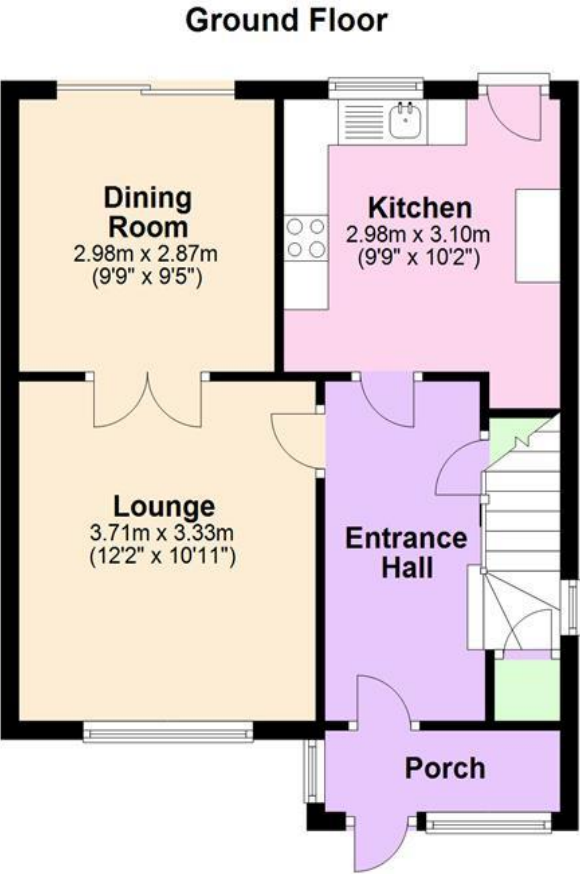




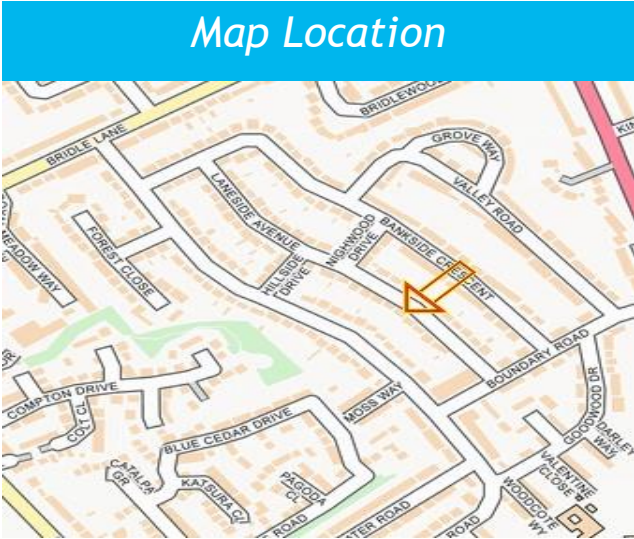


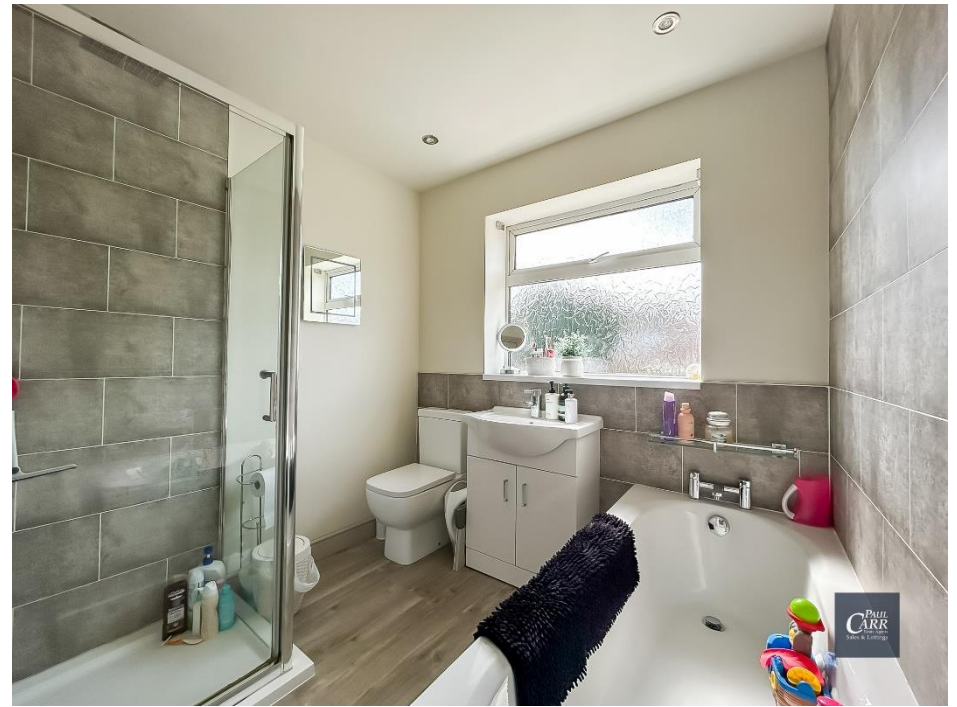
# Floor Plan

*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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		







### ***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: 10/04/25