



Yewtree Road, Streetly
Sutton Coldfield, B74 3SJ

£365,000

***** AN EXCEPTIONAL FAMILY HOME IN A PRIME STREETLY LOCATION, OFFERING SPACE, STYLE AND SUPERB CONVENIENCE *****

An excellent opportunity to acquire a beautifully presented and modern family residence, situated on the ever-popular Yewtree Road in Streetly. The property is ideally positioned within close proximity to highly regarded local schools, convenient transport links, and an array of local amenities. Internally, the accommodation is spacious and well-appointed throughout.

A welcoming entrance porch opens into a generous and inviting entrance hall, leading to a through lounge/dining room offering an ideal space for both relaxation and formal entertaining. The contemporary kitchen/breakfast room is thoughtfully designed to cater for modern family living. Additionally, the property benefits from an integral garage providing further storage or potential for conversion, subject to necessary consents.

To the first floor, a light and airy landing gives access to three well-proportioned bedrooms and a superb four-piece family bathroom, offering a high standard of finish.

Externally, the property features a block-paved driveway to the front, providing ample off-road parking. To the rear, a private and enclosed garden offers a paved patio area, a lawned section, and established shrubbery with fenced boundaries, creating an ideal outdoor family space.

Internal inspection is highly recommended in order to fully appreciate the quality, size, and presentation of this exceptional family home.

Tenure: We can confirm the property is Freehold.

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

Entrance Hall

15' 3" x 7' 7" (4.64m x 2.31m)

Lounge/Dining Room

29' 7" (into bay) x 11' 5" (9.01m x 3.48m)

Kitchen/Breakfast Room

9' 8" (max) x 15' 5" (max) (2.94m x 4.70m)

Garage

16' 0" x 8' 1" (4.87m x 2.46m)

First Floor Landing

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two

11' 10" x 11' 5" (3.60m x 3.48m)

Bedroom Three

8' 5" x 7' 8" (2.56m x 2.34m)

Bathroom

8' 5" x 7' 6" (2.56m x 2.28m)

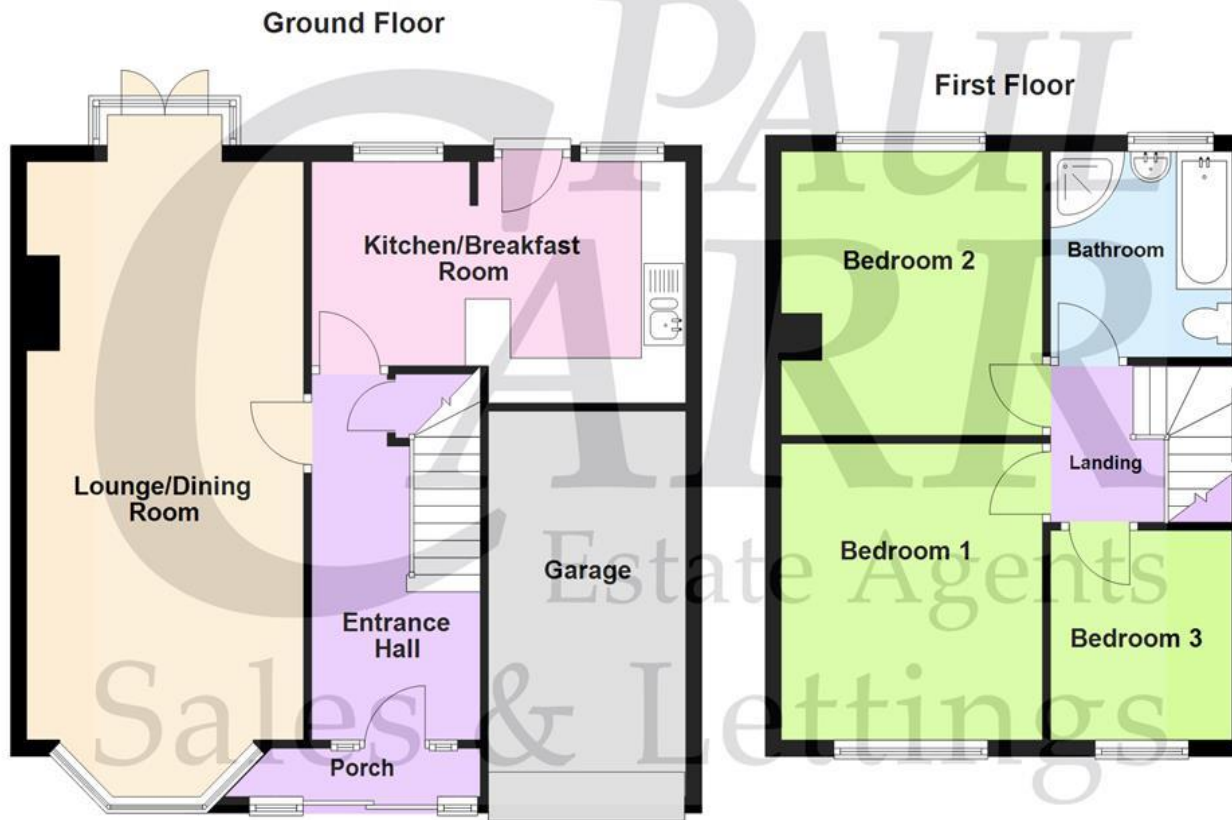






Floor Plan

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



Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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 April 2025