



Laneside Avenue, Streetly,
Sutton Coldfield, B74 2BU

£290,000

Offered for sale with no onward chain, this three-bedroom semi-detached property is ideally situated on the popular Laneside Avenue in Streetly. The home enjoys a convenient location within close proximity to highly regarded local schools, excellent public transport links, and a variety of nearby amenities.

Set back from the road, the property is approached via a tarmacadam driveway with a small fore garden. Inside, the accommodation includes an entrance porch, entrance hall, a spacious lounge with French doors opening onto the rear garden, and a kitchen leading through to a separate dining room.

On the first floor, there are three well-proportioned bedrooms and a shower room.

To the rear, the property boasts a private north-east facing garden, mainly laid to lawn, with patio areas, fenced boundaries, and established shrubbery borders.

Internal viewing is highly recommended to appreciate the potential and the location of this home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable 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 3' 9" x 9' 6"
(1.14m x 2.89m)

Entrance Hall 9' 11" (max) x 6' 1"
(3.02m x 1.85m)

Lounge 15' 6" x 9' 11"
(4.72m x 3.02m)

Kitchen 11' 11" x 9' 0"
(3.63m x 2.74m)

Dining Room 11' 3" x 9' 2"
(3.43m x 2.79m)

First Floor Accommodation

Bedroom One 12' 7" (max) x 10' 0"
(3.83m x 3.05m)

Bedroom Two 7' 10" x 9' 1"
(2.39m x 2.77m)

Bedroom Three 10' 1" (max) x 9' 1"
(3.07m x 2.77m)

Shower Room 7' 8" x 6' 3"
(2.34m x 1.90m)





Floor Plan

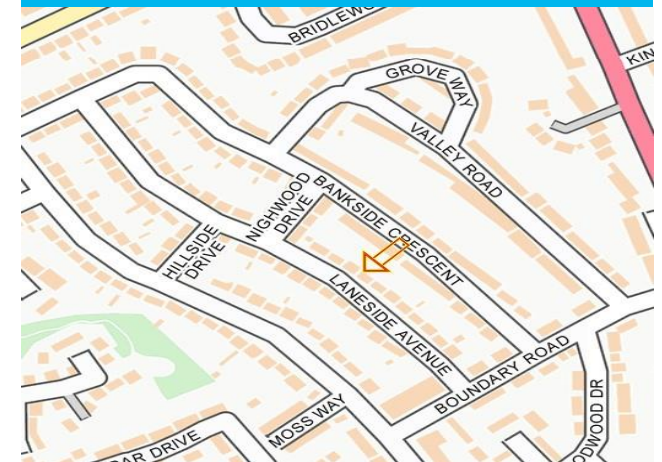
This floor plan is not drawn to scale and is for illustration purposes only



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: 16th April 2025