



Foley Road West, Streetly
Sutton Coldfield, B74 3NU

Offers Over £350,000

***** BEAUTIFULLY EXTENDED THREE BEDROOM SEMI-DETACHED HOME IN SUPERB CONDITION THROUGHOUT *****

An exceptional opportunity to acquire a beautifully presented and thoughtfully extended three-bedroom semi-detached residence, situated on the highly regarded Foley Road West. The property enjoys a prime location, boasting stunning open field views to the front and positioned within close proximity to well-respected local schools, excellent public transport links, and a comprehensive range of local amenities.

This impressive home has been maintained to an excellent standard throughout and offers spacious, versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hall leading to a formal reception room to the front, a contemporary kitchen/diner fitted with a central island and modern appliances, and a generously proportioned rear lounge, providing a separate and tranquil space for relaxation. Additional ground floor features include a utility room, a modern shower room, and a useful store.

To the first floor, the landing provides access to three well-appointed bedrooms, including two generous doubles and a third single bedroom which may also serve as a study or nursery. A stylish and modern family bathroom completes the accommodation on this level.

Offered in turnkey condition, this outstanding family home combines quality, comfort, and convenience, and is offered to the market with the highest recommendation for internal inspection.

Tenure: We can confirm the property is Freehold.

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

11' 0" x 5' 11" (3.35m x 1.80m)

Open Plan Kitchen/Dining Room

Kitchen Area

15' 8" x 11' 9" (4.77m x 3.58m)

Dining Area

13' 10" x 10' 10" (4.21m x 3.30m)

Lounge

17' 2" x 12' 3" (5.23m x 3.73m)

Reception Room

13' 0" x 10' 9" (3.96m x 3.27m)

Utility Room

6' 3" x 5' 8" (1.90m x 1.73m)

Shower Room

6' 10" x 5' 8" (2.08m x 1.73m)

Storage

First Floor Landing

Bedroom One

12' 10" x 10' 3" (3.91m x 3.12m)

Bedroom Two

11' 4" x 9' 3" (3.45m x 2.82m)

Bedroom Three

9' 3" (max) x 6' 6" (2.82m x 1.98m)

Bathroom

7' 5" x 6' 0" (2.26m x 1.83m)

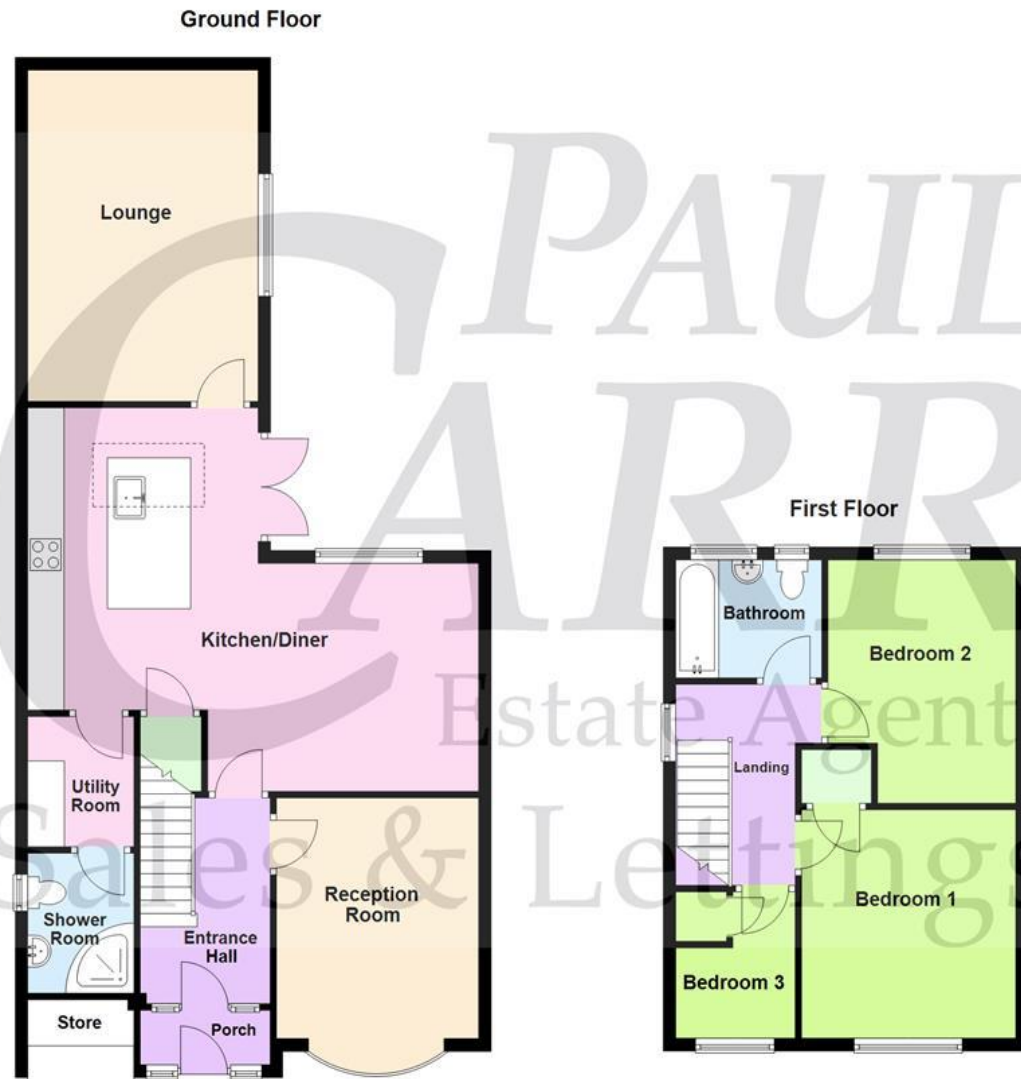






Floor Plan

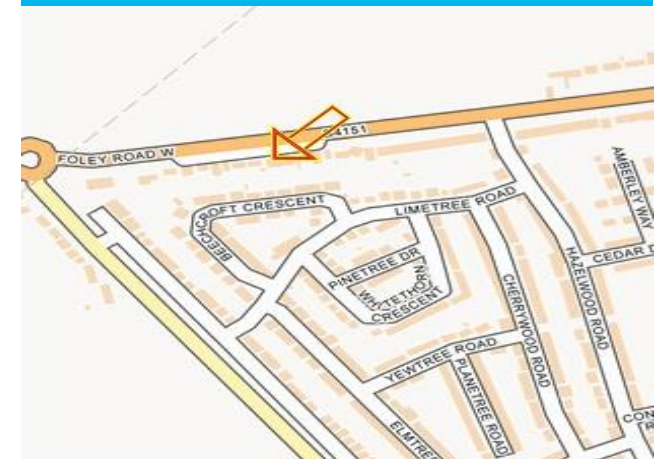
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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: 23rd April 2025