



Forest Close, Streetly,
Sutton Coldfield, B74 2JY

£375,000

Situated in the sought-after location of Forest Close, Streetly, this charming three-bedroom semi-detached property offers a perfect blend of modern living and family convenience. Benefitting from a prime position close to reputable local schools, excellent transport links, and a wide range of amenities, this home is ideal for growing families.

The property is approached via a driveway providing off-road parking and leads to the welcoming entrance hall. From here, you are greeted by an open-plan layout that effortlessly flows throughout the home. The well-appointed modern kitchen features a spacious dining area and a further seating area to the rear, creating an excellent space for both family meals and entertaining.

To the front of the property is a separate, cosy lounge, offering a peaceful retreat.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms: two generous doubles and a sizeable single. The family bathroom is a modern, fitted shower room, offering stylish and practical fixtures.

The rear garden is a fantastic feature, offering a private and low-maintenance outdoor space. It includes a patio area, artificial lawn, and a large garden room currently used as a games room, perfect for a variety of uses.

Additionally, the garden benefits from a useful storage garage, adding further convenience.

With its' versatile layout, modern finishes, and superb location, this home is ideal for families seeking comfort and practicality.

Internal viewing is highly recommended to truly appreciate all this property has to offer.

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



Ground Floor Accommodation

Entrance Hall

Lounge 13' 6" x 12' 10"
(4.11m x 3.91m)

L Shape Open Plan Kitchen/Dining/Family Room 19' 5"
(max) x 19' 2" (max)
(5.91m x 5.84m)

Garden/Games Room 23' 6" (max) x 13' 9" (max)
(7.16m x 4.19m)

First Floor Accommodation

Bedroom One 11' 6" x 11' 6"
(3.50m x 3.50m)

Bedroom Two 11' 6" x 10' 10"
(3.50m x 3.30m)

Bedroom Three 8' 7" x 7' 11"
(2.61m x 2.41m)

Shower Room 7' 8" x 5' 4"
(2.34m x 1.62m)





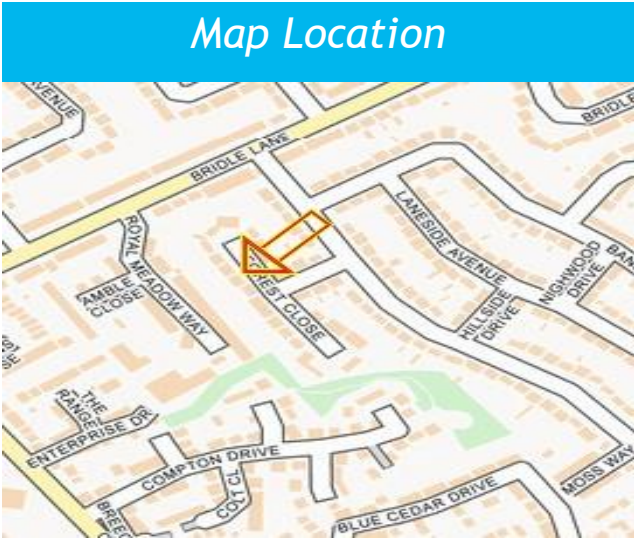


Floor Plan

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		85 B
69-80	C	70 C	
55-68	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: 29th April 2025