



Hillside Drive, Streetly  
Sutton Coldfield, B74 2BY

Offers Over £300,000



Welcome to Hillside Drive – a charming and well-presented three-bedroom semi-detached family home, ideally positioned on a sought-after residential road in the heart of Streetly.

This delightful property enjoys a prime location within close proximity to highly regarded local schools, excellent public transport links, and a variety of local shops and amenities, making it an ideal choice for families and commuters alike.

Upon entering the home, you are welcomed by an enclosed entrance porch that leads into a spacious and inviting entrance hall. The ground floor boasts a generous open-plan lounge and dining area, perfect for both everyday family living and entertaining guests. The adjacent kitchen is well-equipped with ample storage and worktop space, and leads through to a practical utility area, adding convenience and functionality.

Upstairs, the first floor comprises a bright landing area, three well-proportioned bedrooms, and a modern family bathroom, all thoughtfully designed to provide comfort and versatility for family life.

Externally, the property offers a block-paved driveway to the front, providing off-road parking for multiple vehicles, along with shared side access leading to a detached garage. To the rear, a beautifully maintained and private enclosed garden features a patio area ideal for outdoor dining, a well-kept lawn, mature planting, and secure fenced borders.

This home is offered with no onward chain, ensuring a smooth and speedy transaction for the discerning buyer. An internal viewing is highly recommended to fully appreciate the potential and lifestyle 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](mailto:Streetly@paulcarrestateagents.co.uk)**





## Accommodation

### **Entrance Porch**

2' 1" x 6' 1" (0.63m x 1.85m)

### **Entrance Hall**

11' 8" x 5' 11" (3.55m x 1.80m)

### **Lounge**

14' 0" x 13' 2" (4.26m x 4.01m)

### **Dining Room**

9' 11" x 9' 2" (3.02m x 2.79m)

### **Kitchen**

9' 11" x 9' 11" (3.02m x 3.02m)

### **Utility Area**

9' 5" (max) x 11' 6" (max) (2.87m x 3.50m)

### **First Floor Landing**

#### **Bedroom One**

10' 0" x 11' 3" (3.05m x 3.43m)

#### **Bedroom Two**

11' 6" x 12' 0" (3.50m x 3.65m)

#### **Bedroom Three**

7' 5" x 8' 11" (2.26m x 2.72m)

#### **Bathroom**

5' 5" x 7' 2" (1.65m x 2.18m)

#### **Garage**



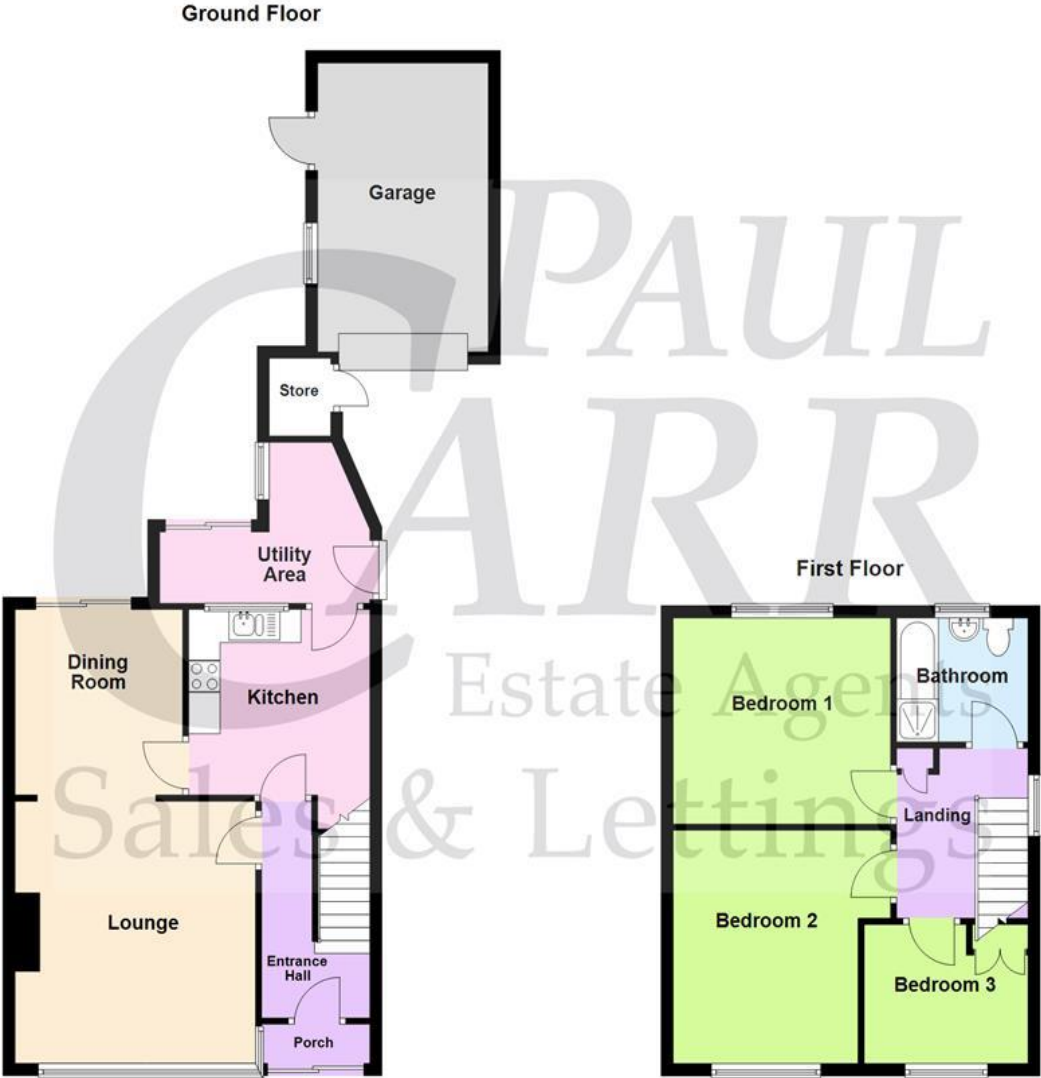




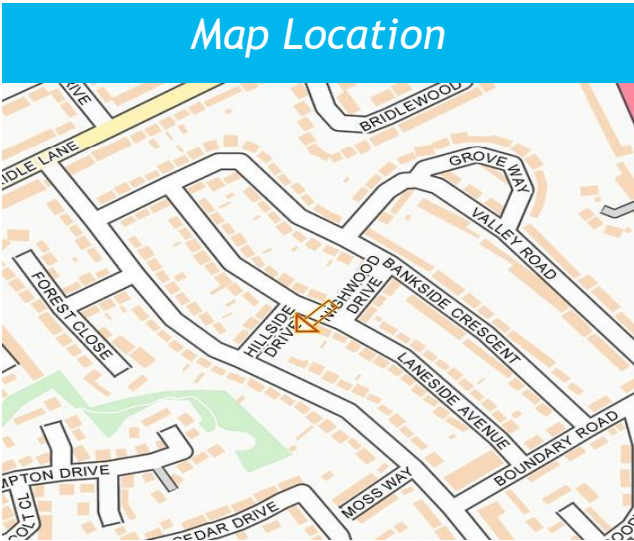


# Floor Plan

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		82 B
69-80	C	69 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: 3rd December 2024