



Laneside Avenue, Streetly  
Sutton Coldfield, B74 2BU

£375,000

**\*\*\* A FANTASITC OPPORTUNITY TO PURCHASE A THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME,  
WITH FURTHER POTENTIAL TO EXTEND (STPP) \*\*\***

This extended property on Laneside Avenue offers generous living space and superb potential for further improvement or future extension (subject to the relevant planning permissions). Conveniently positioned within close proximity to well-regarded schools, local amenities, and excellent transport links, it presents a fantastic opportunity for growing families or those seeking adaptable accommodation in a sought-after location.

Set back from the road, the home is approached via a large paved driveway with an attractive front garden. Inside, the accommodation begins with an entrance porch and hallway featuring useful storage, leading into a bright and spacious lounge with an adjoining dining area, perfect for family gatherings and entertaining. To the rear, the kitchen enjoys pleasant views over the garden and connects to a substantial extension that includes a utility area with side access, a modern downstairs shower room, a flexible space ideal for a home office or fourth bedroom, and a generously sized double garage.

Upstairs, the property offers three well-proportioned bedrooms, two of which include fitted wardrobes, along with a contemporary family shower room with a walk-in shower.

The private rear garden is a real highlight, featuring a sociable patio area, a well-maintained lawn, and secure fencing, making it a safe and enjoyable outdoor space for all.

**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

### **Porch**

6' 2" x 2' 0" (1.89m x 0.61m)

### **Entrance Hall**

11' 6" x 5' 11" (3.51m x 1.81m)

### **Lounge**

14' 0" x 13' 2" (4.27m x 4.02m)

### **Dining Room**

9' 9" x 9' 1" (2.97m x 2.76m)

### **Kitchen**

9' 11" x 9' 8" (3.02m x 2.95m)

### **Utility Area**

9' 8" x 6' 4" (2.94m x 1.93m)

### **Side Passage**

16' 0" x 3' 0" (4.87m x 0.91m)

### **Bedroom Four/Study**

10' 8" (to wardrobe) x 9' 4" (3.25m x 2.84m)

### **Downstairs Shower Room**

7' 5" x 2' 6" (2.26m x 0.76m)

### **Integral Double Garage**

18' 7" x 14' 0" (5.66m x 4.26m)

### **First Floor Landing**

### **Bedroom One**

11' 7" x 9' 10" (max) (3.54m x 2.99m)

### **Bedroom Two**

11' 7" x 10' 4" (max) (3.52m x 3.16m)

### **Bedroom Three**

8' 11" x 7' 4" (2.72m x 2.24m)

### **Shower Room**

7' 7" x 5' 7" (2.31m x 1.70m)



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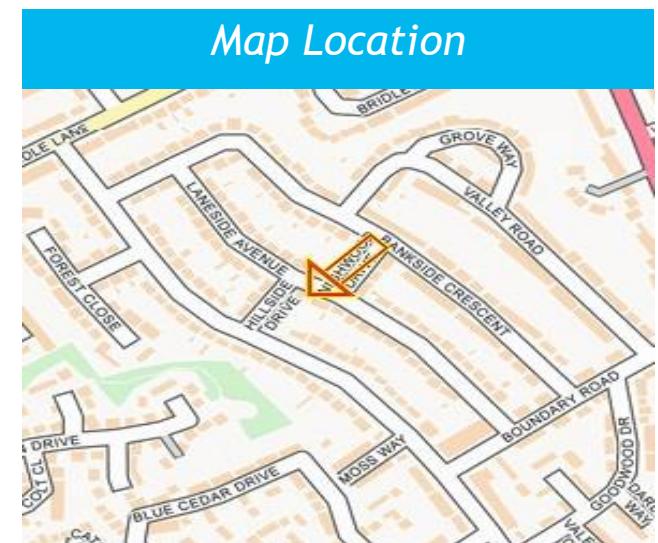
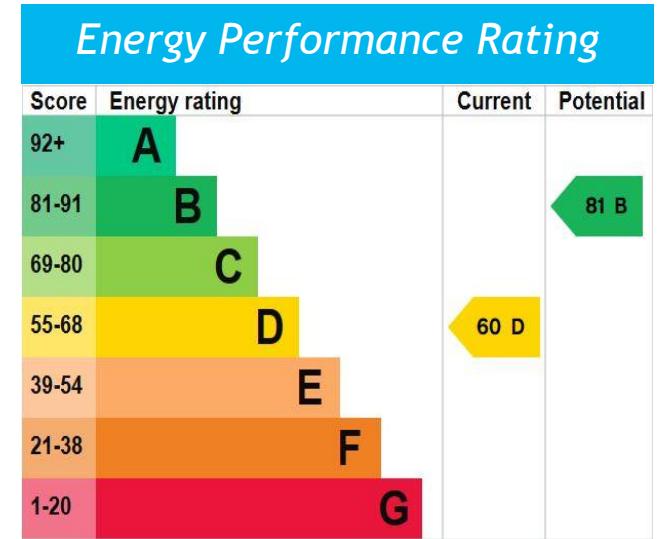
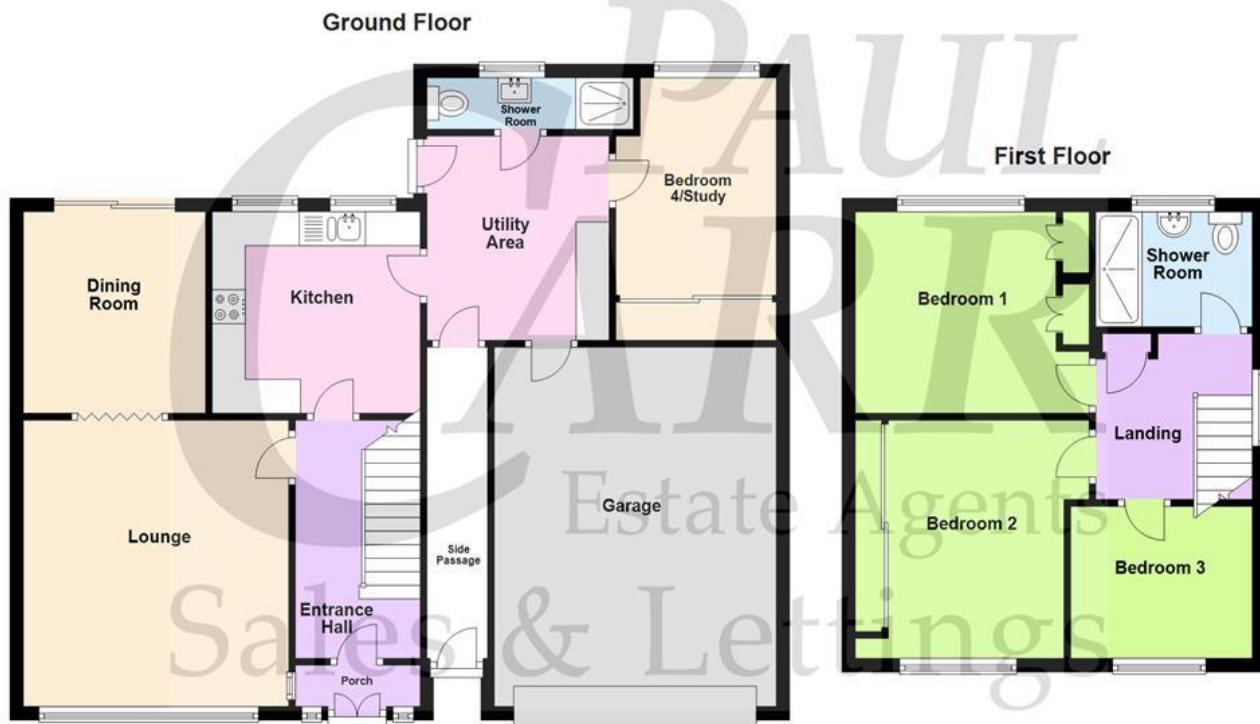
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# Floor Plan

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









### 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: 8th May 2025