



Laneside Avenue, Streetly
Sutton Coldfield, B74 2BU

£290,000

***** A TWO/THREE BEDROOM SEMI DETACHED HOUSE FOR SALE WITH NO ONWARDS CHAIN *****
***** PRIME STREETLY LOCATION *****

Situated on the ever-popular Laneside Avenue in Streetly, this spacious two/three-bedroom semi-detached home offers a fantastic opportunity to create a wonderful family residence in a highly desirable location. Ideally positioned within close proximity to well-regarded local schools, excellent public transport links, everyday amenities, and the stunning 2,400-acre Sutton Park National Nature Reserve, the property combines convenience with access to beautiful open green spaces.

Originally built as a three-bedroom home, the current owners have adapted the first floor by removing the wall between Bedrooms One and Three to create a generous master bedroom with its own dressing area. However, the original layout can easily be reinstated by re-erecting the stud wall, as the original door from the landing remains in place.

Internally, the property briefly comprises a welcoming porch that opens into a spacious entrance hall, with access to a through lounge and dining room, along with a separate kitchen. To the rear, a full-width conservatory extends the ground floor living space and overlooks the rear garden. Upstairs, there are currently two double bedrooms and a family bathroom, offering flexible accommodation for a couple or growing family.

Outside, the property benefits from a lawned front garden and driveway parking, with shared side access leading to a garage and a private rear garden. While some updating and modernisation is required, the property is bursting with potential and presents an excellent opportunity to add value in a sought-after area.

Being sold with no upward chain, this is an ideal purchase for those looking to settle in Streetly and make a home their own.

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: Mains electric, gas, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Porch

3' 1" x 8' 10" (0.94m x 2.69m)

Entrance Hall

12' 0" x 8' 1" (3.65m x 2.46m)

Lounge

12' 1" x 10' 11" (3.68m x 3.32m)

Dining Area

9' 10" x 9' 4" (2.99m x 2.84m)

Kitchen

9' 11" x 9' 9" (3.02m x 2.97m)

Conservatory

5' 5" x 18' 11" (1.65m x 5.76m)

First Floor Landing

Bedroom One

19' 6" (max) x 11' 0" (max) (5.94m x 3.35m)

Bedroom Two

11' 1" x 11' 5" (3.38m x 3.48m)

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

ORIGINAL BEDROOM SIZES

Bedroom One – 11' 0" (max) x 10' 5"

Bedroom Two – 11' 11" x 11' 5"

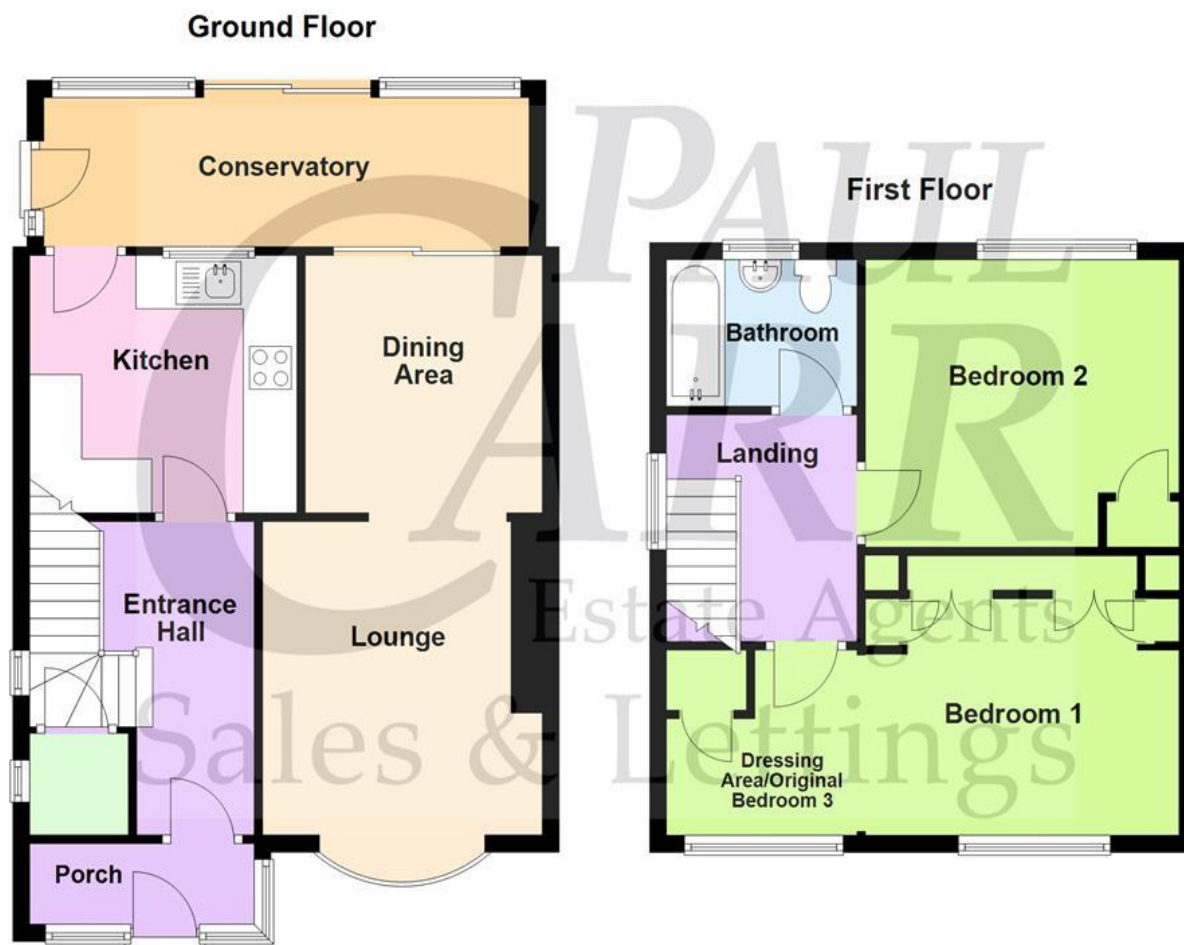
Bedroom Three – 7' 6" (max) x 8' 9"





Floor Plan

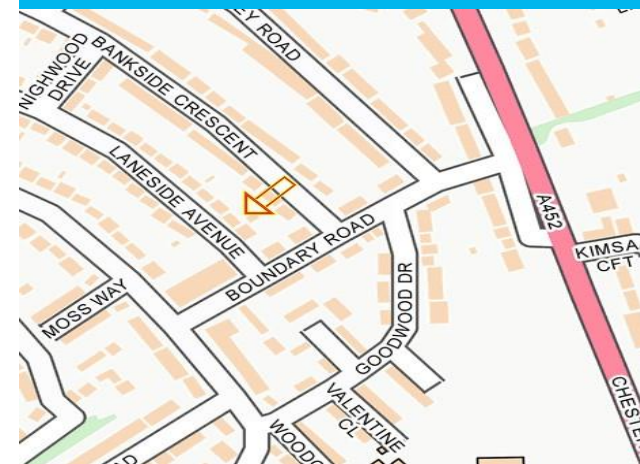
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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: 21st May 2025