



Donegal Road, Streetly
Sutton Coldfield, B74 2AB

Offers Over £375,000

Located on Donegal Road in Streetly, this delightful three bedroom semi detached family home is perfectly positioned within close proximity to reputable local schools, excellent transport links, a variety of local amenities, and the breathtaking 2,400 acre Sutton Park National Nature Reserve.

The property boasts impressive kerb appeal, with a large block-paved driveway and well maintained front lawn offering ample off road parking, with further potential for additional parking if desired.

Upon entering, you are welcomed by a convenient porch leading into a spacious and inviting entrance hall. The ground floor features a bright and airy through lounge/dining room, beautifully lit by a front-facing bay window and rear french doors that open onto the garden, perfect for both relaxing and entertaining. The extended kitchen/breakfast room offers a wealth of fitted units and worktop space, with access to the rear garden and a practical adjoining utility room. Upstairs, the first floor landing leads to three well-proportioned bedrooms, a contemporary shower room, and a separate WC, ideal for busy family life.

The recently landscaped rear garden provides a tranquil outdoor retreat, complete with patio areas, a well-kept lawn, mature shrubbery, and fenced boundaries offering both privacy and charm. This superb family home is ready to move into and offers the perfect balance of space, comfort, and location.

Internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City 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

Lounge

15' 6" (into bay) x 10' 9" (4.72m x 3.27m)

Dining Area

10' 11" x 9' 9" (3.32m x 2.97m)

Kitchen/Breakfast Room

13' 10" (max) x 13' 9" (max) (4.21m x 4.19m)

Utility Room

14' 10" x 6' 11" (4.52m x 2.11m)

First Floor Landing

Bedroom One

14' 5" (into bay) x 9' 7" (to wardrobes) (4.39m x 2.92m)

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Bedroom Three

8' 5" x 6' 5" (2.56m x 1.95m)

Shower Room

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

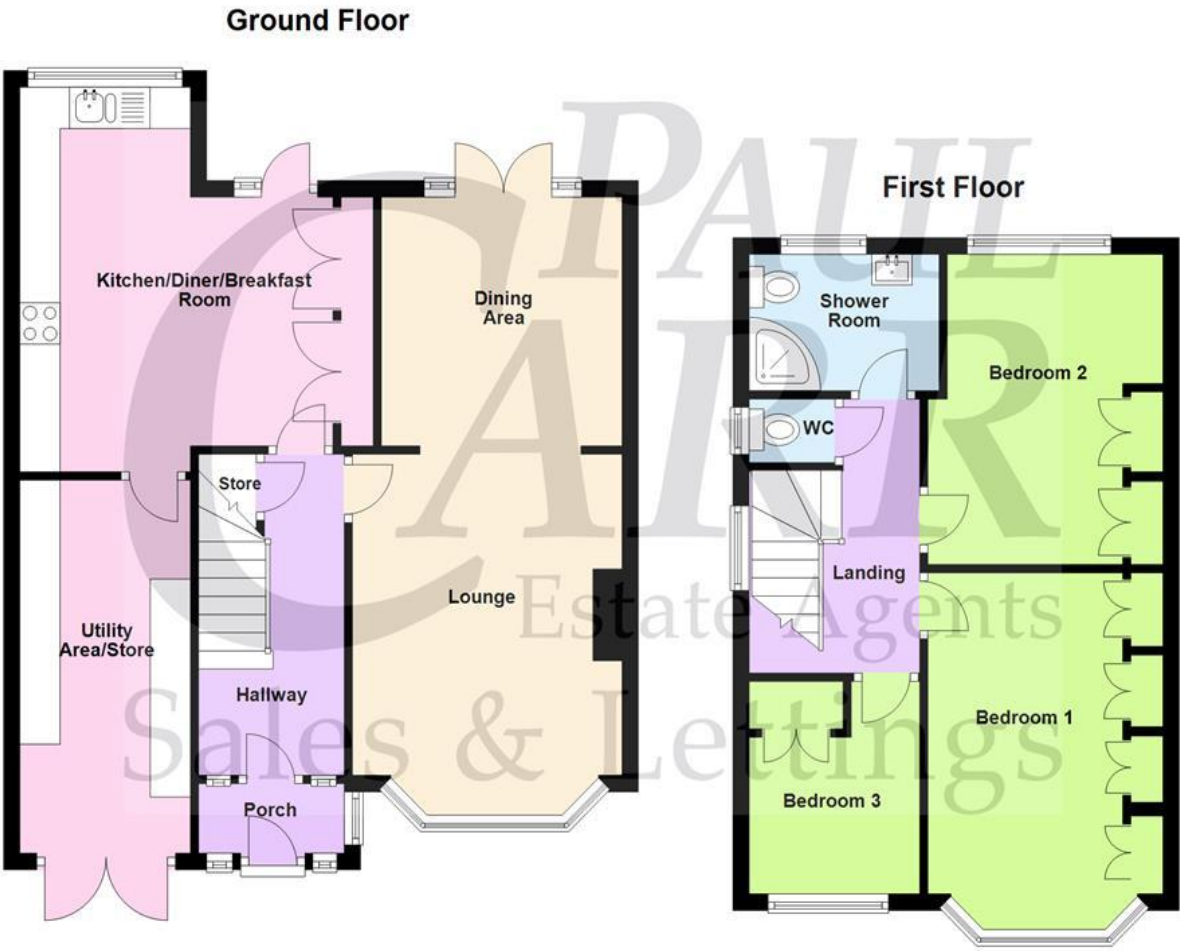
WC





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		
55-68	D	63 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: 5th June 2025