



Cedar Drive, Streetly
Sutton Coldfield, B74 3RL

£400,000

Situated on a desirable corner plot on Cedar Drive, Streetly, this extended four-bedroom semi-detached home offers generous living space ideal for growing families. Within walking distance of Blackwood Park, close to highly regarded local schools, and benefitting from excellent public transport links and nearby amenities, this property presents an exceptional opportunity for convenient family living.

Internally, the accommodation is both spacious and well-appointed. The entrance porch leads into a welcoming hallway, giving access to a bright lounge featuring dual aspect windows including a charming bay window, and a separate dining room also boasting a bay window. The fitted kitchen is complemented by a utility room, a ground floor WC, and access to an integral garage, providing excellent practicality for modern family life. Upstairs, a generous landing leads to four well-proportioned bedrooms, a modern family bathroom, and a separate WC, ideal for busy households.

Externally, the property offers ample off-road parking, with the rear garden having been shortened to accommodate space for a caravan or camper van. This can easily be reconfigured to extend the garden if preferred. The north-east facing rear garden features a patio area, is mostly laid to lawn, and is bordered by fencing and mature shrubbery for privacy.

Offered in good condition throughout and located in a family-friendly neighbourhood, this spacious home truly must be viewed internally to be fully appreciated. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is band D, 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



Accommodation

Entrance Porch

Entrance Hall

13' 9" x 10' 0" (4.19m x 3.05m)

Lounge

12' 7" (into bay) x 13' 9" (3.83m x 4.19m)

Dining Room

15' 0" (into bay) x 10' 0" (4.57m x 3.05m)

Kitchen

15' 11" x 6' 7" (4.85m x 2.01m)

Utility Room

8' 7" x 2' 10" (2.61m x 0.86m)

WC

4' 5" x 2' 7" (1.35m x 0.79m)

Garage

14' 4" x 8' 3" (4.37m x 2.51m)

First Floor Landing

Bedroom One

13' 10" (max) x 10' 0" (4.21m x 3.05m)

Bedroom Two

13' 10" (max) x 9' 10" (4.21m x 2.99m)

Bedroom Three

11' 4" (max) x 8' 2" (max) (3.45m x 2.49m)

Bedroom Four

9' 11" x 6' 4" (3.02m x 1.93m)

Bathroom

9' 10" x 5' 1" (2.99m x 1.55m)

WC

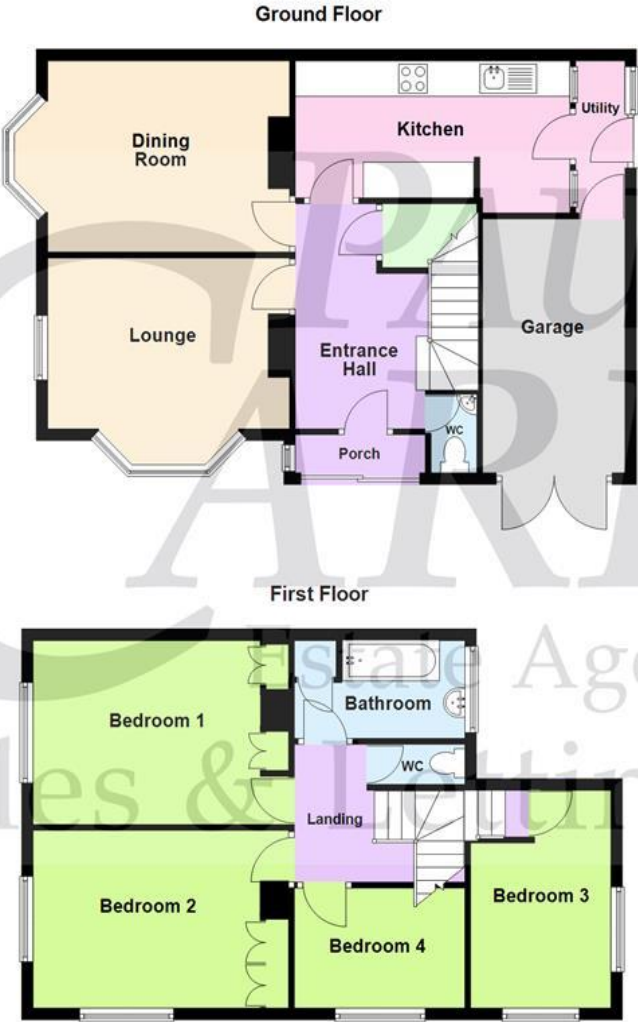
6' 2" x 2' 5" (1.88m x 0.74m)





Floor Plan

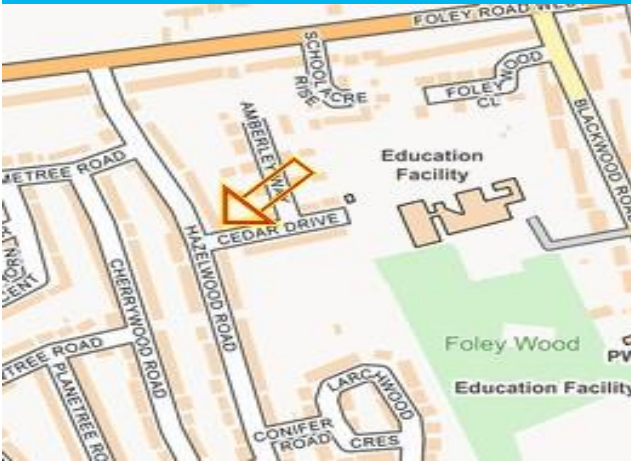
This floor plan is not drawn to scale and is for illustration purposes only

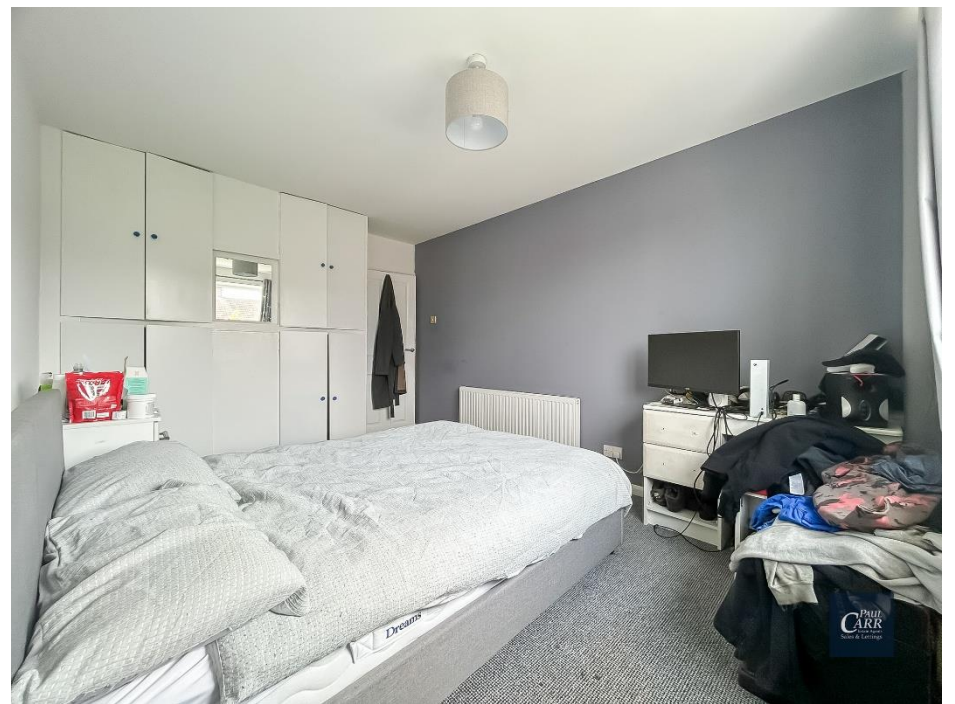


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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: 6th June 2025