



Redlands Way, Streetly  
Sutton Coldfield, B74 3ET

**£563,500**

Set in a quiet cul-de-sac on Redlands Way off the ever-popular Middleton Road, this detached dormer bungalow offers a fantastic opportunity to acquire a spacious home in a highly sought-after Streetly location. With excellent potential for modernisation, the property is offered with no onward chain and is ideal for buyers looking to personalise their next home.

Approached via a tarmacadam driveway providing ample off-road parking, the property also benefits from a neat front lawn.

Internally, the accommodation comprises an entrance porch leading into a welcoming hallway, a bright and airy lounge with sliding doors overlooking the private rear garden and an additional side window allowing natural light to flood the room. The ground floor also features two bedrooms to the front, one currently used as a dining room, a well-proportioned kitchen/breakfast room, a family bathroom, and access to a large tandem garage offering excellent storage or further development potential. Upstairs, a generous landing gives access to two further double bedrooms and a separate WC.

The rear garden is private, enclosed, and mainly laid to lawn with mature shrubbery and fenced borders. A patio area provides the perfect spot for outdoor dining and relaxation.

Internal viewing is highly recommended to appreciate the space and potential on offer.

**Agents Notes - The boiler is currently non-functional and will likely need replacing.**

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is E 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' 8" x 5' 11" (2.03m x 1.80m)

### **Entrance Hall**

9' 11" (max) x 12' 7" (max) (3.02m x 3.83m)

### **Lounge**

17' 10" x 12' 11" (5.43m x 3.93m)

### **Kitchen**

11' 4" x 13' 4" (3.45m x 4.06m)

### **Bedroom One**

13' 0" x 9' 11" (3.96m x 3.02m)

### **Bedroom Two/Dining Room**

12' 11" x 9' 8" (3.93m x 2.94m)

### **Bathroom**

6' 11" x 6' 4" (2.11m x 1.93m)

### **Garage**

28' 8" x 8' 9" (8.73m x 2.66m)

### **First Floor Landing**

### **Bedroom Three**

13' 1" x 9' 9" (to wardrobes) (3.98m x 2.97m)

### **Bedroom Four**

11' 10" x 11' 4" (3.60m x 3.45m)

### **WC**

6' 1" x 5' 11" (1.85m x 1.80m)



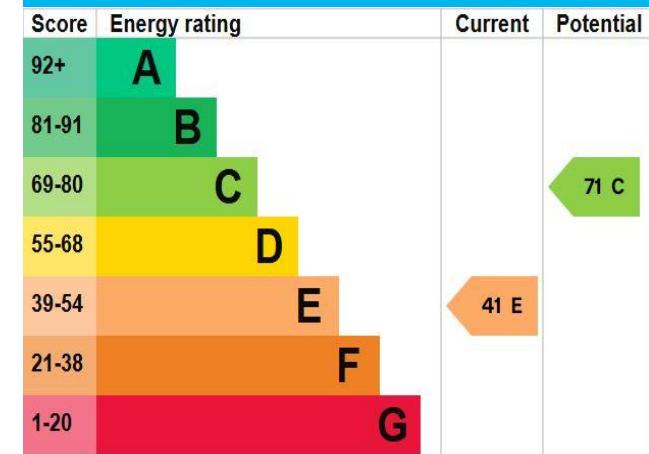


# Floor Plan

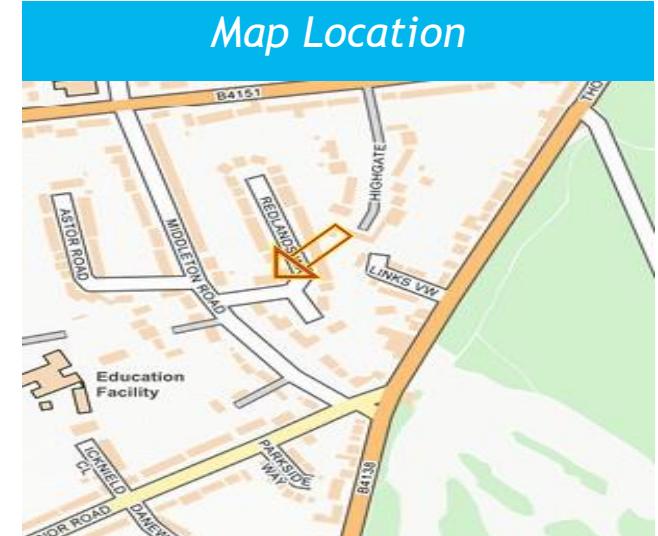
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating



## 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: 11th June 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.