



Coniston Road, Streetly  
Sutton Coldfield, B74 3LE

**£325,000**



**\*\*\* A THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED ON THE EVER POPULAR CONISTON ROAD \*\*\* NO UPWARDS CHAIN \*\*\***

Situated in a sought-after location on Coniston Road in Streetly, this three-bedroom semi-detached property offers an exciting opportunity for buyers looking to create a family home tailored to their own tastes. Requiring updating and modernisation throughout, the home provides a blank canvas with great potential to transform into something truly special.

The property is ideally positioned within close proximity to highly regarded local schools, excellent public transport links, and a range of local amenities – making it a superb choice for families and commuters alike.

Internally, the accommodation comprises an entrance porch leading into the welcoming entrance hallway. Off the hall, you'll find a spacious lounge to the rear, overlooking the private garden – perfect for relaxing or entertaining. To the front is a separate dining room with a bay window, offering ample natural light and charm. The kitchen, located to the rear, gives access to a rear porch and the garden beyond. Upstairs, the first floor offers a landing with doors leading to three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a well-maintained front garden and shared access to a rear garage. To the rear is a generous westerly-facing garden, featuring a patio area and a lawn with mature shrub and fence borders – providing a wonderful outdoor space for families to enjoy.

This is a rare opportunity to acquire a home in a desirable area with the scope to add significant value through refurbishment.

Internal viewing is highly recommended to appreciate the potential this home has to offer.

**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

### Entrance Porch

### Entrance Hall

12' 0" x 7' 10" (3.65m x 2.39m)

### Lounge

14' 4" x 11' 7" (4.37m x 3.53m)

### Dining Room

12' 11" (into bay) x 11' 7" (3.93m x 3.53m)

### Kitchen

12' 4" x 7' 8" (3.76m x 2.34m)

### Rear Porch

2' 6" x 8' 6" (0.76m x 2.59m)

### Garage

### First Floor Landing

7' 7" x 7' 10" (2.31m x 2.39m)

### Bedroom One

13' 6" (into bay) x 11' 7" (4.11m x 3.53m)

### Bedroom Two

10' 2" x 11' 8" (3.10m x 3.55m)

### Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

### Bathroom

5' 5" x 7' 9" (1.65m x 2.36m)



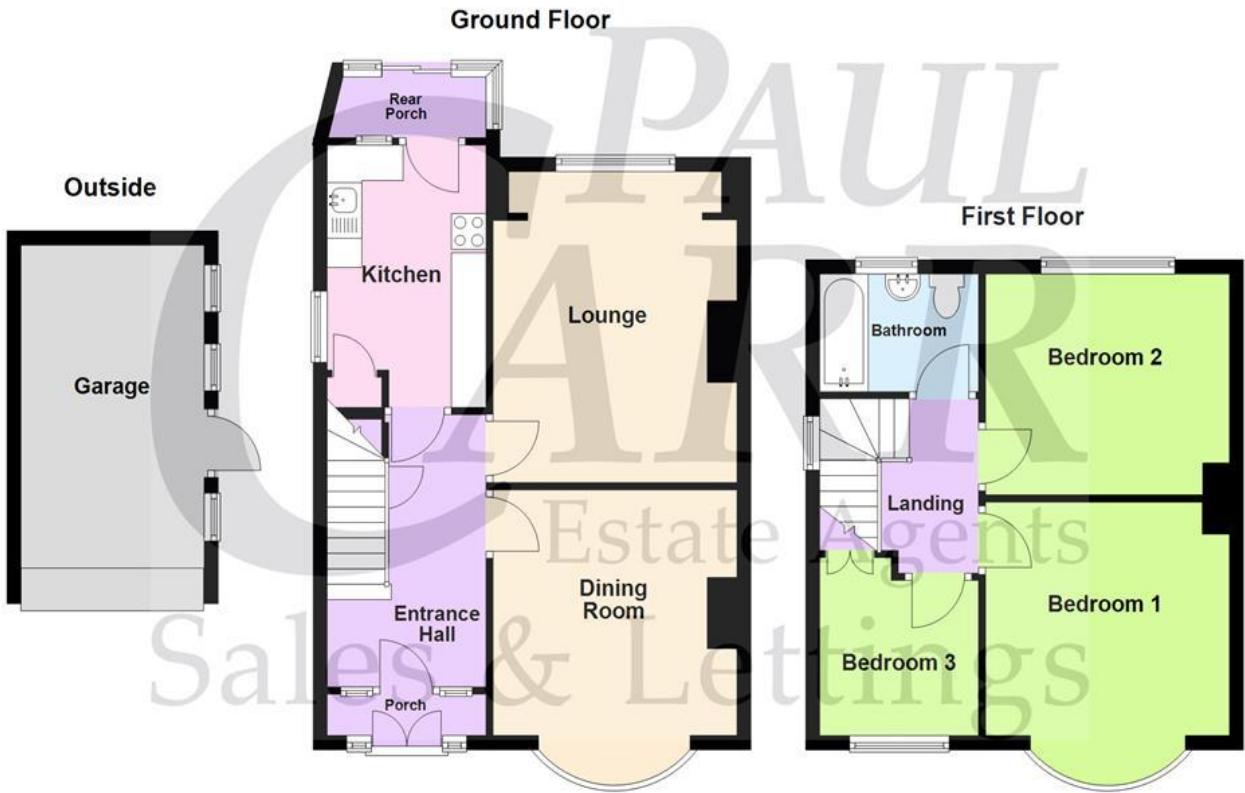






# Floor Plan

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		
69-80	C		74 C
55-68	D	59 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: 25th June 2025