



Mayfield Road, Streetly,
Sutton Coldfield, B74 3PY

£350,000

Paul Carr Estate Agents are delighted to present this charming three-bedroom family home on Mayfield Road, Streetly.

If you're in search of a family home within close proximity to highly regarded local schools (catchments should be checked) and everyday amenities, this delightful three-bedroom property on Mayfield Road is not to be missed.

Offering excellent kerb appeal, generous living space, and huge potential to grow with your family's needs, it presents a fantastic opportunity for a wide range of buyers.

Set back from the road behind a beautifully maintained driveway, the home offers ample parking and a wonderful first impression.

Upon entering, you're welcomed by a spacious hallway that leads into a bright and airy lounge with sliding doors into a dining room—perfect and versatile for family life. This inviting space features a bay window to the front and French doors that open out onto the rear garden, allowing natural light to flood in.

The kitchen is well-appointed with fitted units and a convenient pantry, while a separate storage room offers further storage and access to both the rear garden and the garage.

Upstairs, the property boasts three well proportioned bedrooms, as well as a modern family shower room with separate wc.

Outside, the property truly shines with a beautifully maintained, extensive rear garden. With its mature shrubs, lush lawn, and enclosed boundary, it's an ideal space for children to play or for entertaining—while still leaving plenty of room to extend the home, subject to all permissions being obtained.

This home is ready to move into yet offers fantastic scope for future improvements, making it an ideal long-term investment for families looking to settle in this desirable area.

Tenure: We can confirm the property is Freehold.

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



Ground Floor Accommodation

Entrance Hallway

Lounge 13' 4" into bay x 11' 2" max
(4.06m x 3.40m)

Dining Room 13' 8" max x 11' 2" max
(4.16m x 3.40m)

Kitchen 8' 4" x 7' 5"
(2.54m x 2.26m)

Storage Area 7' 3" x 5' 6"
(2.21m x 1.68m)

First Floor Accommodation

Bedroom One 15' 8" max x 10' 6" max
(4.77m x 3.20m)

Bedroom Two 12' 4" max x 11' 7" max
(3.76m x 3.53m)

Bedroom Three 8' 9" x 6' 5"
(2.66m x 1.95m)

WC 5' 3" x 2' 5"
(1.60m x 0.74m)

Shower Room 5' 8" x 7' 3"
(1.73m x 2.21m)

Outside

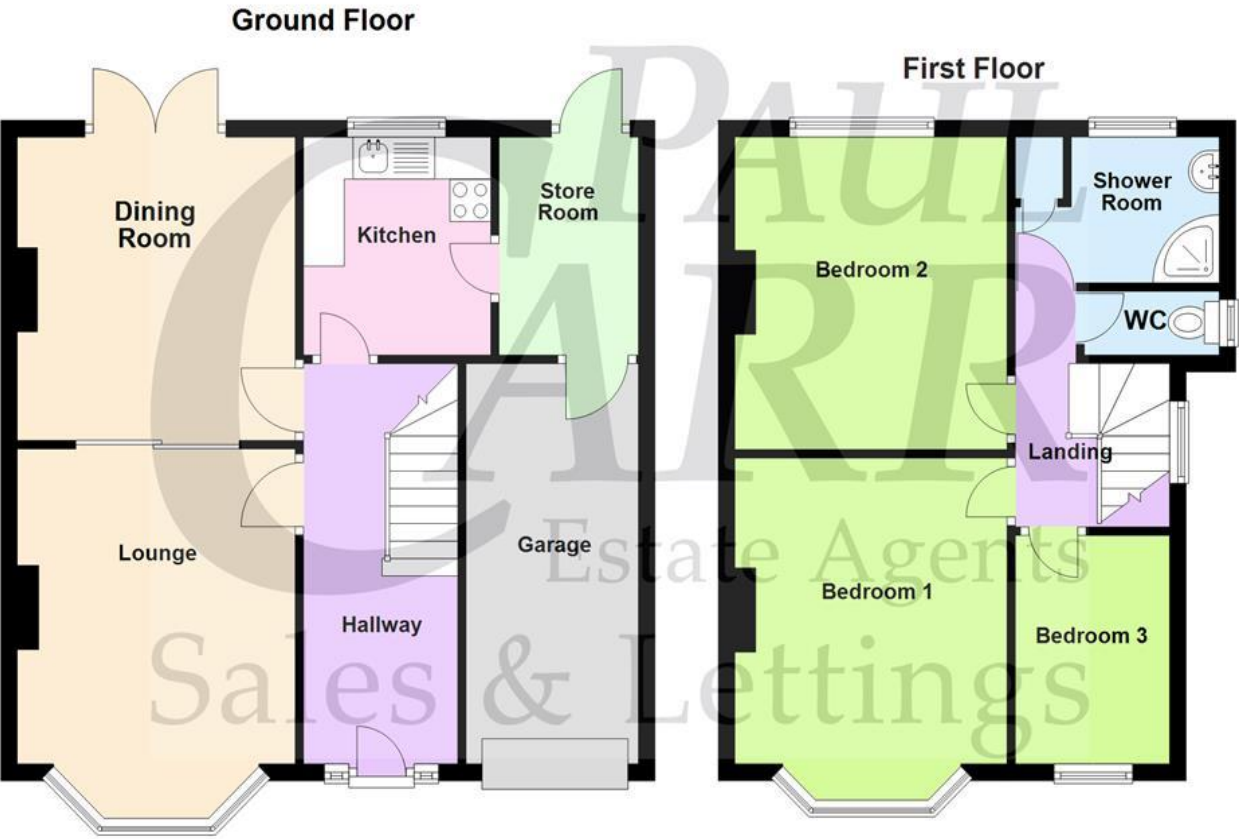
Garage 16' 7" x 7' 5"
(5.05m x 2.26m) Approx





Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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: 15th July 2025