



Lilac Avenue, Streetly  
Sutton Coldfield, B74 3TH

Offers in the Region Of £300,000

**\*\*\* AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE FOR SALE ON LILAC AVENUE, STREETLY \*\*\***

Ideally situated on the ever-popular Lilac Avenue in Streetly, this extended three-bedroom semi-detached property presents an excellent opportunity for first-time buyers or growing families. Enjoying close proximity to well-regarded local schools, convenient public transport links, and a host of amenities, this home combines space, potential, and a prime location.

To the front, the property benefits from a spacious driveway offering off-road parking for multiple vehicles, as well as access to a garage. Internally, the home welcomes you with a porch leading into a bright entrance hall, which gives access to the ground floor WC, a generously proportioned lounge, and a fitted kitchen. The lounge flows seamlessly into both the extended dining room and the useful utility area, creating a flexible living space ideal for modern family life.

Upstairs, the first-floor landing leads to three well-sized double bedrooms and a family bathroom, providing ample accommodation for all.

To the rear, the private garden is designed for low maintenance, with a patio area, lawn, mature flower borders, and fenced boundaries, perfect for relaxing or entertaining outdoors.

While some updating is required, the property offers fantastic potential to create a wonderful family home. Internal viewing is highly recommended to fully appreciate the size and scope of accommodation on offer.

**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: 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

9' 6" x 8' 5" (2.89m x 2.56m)

### L Shape Lounge

18' 0" x 15' 4" (max) (5.48m x 4.67m)

### Kitchen

11' 0" x 6' 11" (3.35m x 2.11m)

### Dining Room

10' 5" x 10' 4" (3.17m x 3.15m)

### Utility Room

10' 5" x 6' 1" (3.17m x 1.85m)

### WC

3' 5" x 2' 7" (1.04m x 0.79m)

### Garage

### First Floor Landing

### Bedroom One

15' 5" x 9' 3" (4.70m x 2.82m)

### Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m)

### Bedroom Three

11' 5" x 7' 9" (3.48m x 2.36m)

### Bathroom

7' 7" x 4' 10" (2.31m x 1.47m)





# Floor Plan

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



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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 79 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: 25th July 2025