



Linforth Drive, Streetly
Sutton Coldfield, B74 2EQ

Offers Over £500,000

**** A WELL-PRESENTED FOUR BEDROOM DETACHED FAMILY HOME CLOSE TO SUTTON PARK, SCHOOLS & TRANSPORT LINKS ****

Situated in a popular residential location, this four-bedroom detached family home on Linforth Drive offers a fantastic opportunity for those seeking versatile living space within close proximity to Sutton Park's 2,400-acre National Nature Reserve, highly regarded local schools, and convenient transport links.

The property is approached via a driveway providing off-road parking. Once inside, the accommodation comprises a welcoming entrance hall leading to a converted garage, now a cosy lounge/snug ideal for relaxing. A second reception room, currently used as a children's playroom, offers further flexibility for family needs. The highlight of the home is the impressive open-plan living kitchen/dining room, thoughtfully designed for modern family living. Overlooking the rear garden, this space features matching wall and base units, a range of integrated appliances, a feature island with breakfast bar, and ample room for additional seating or dining furniture, making it the true hub of the home. Completing the ground floor is a useful utility room with space for both a washing machine and tumble dryer, along with a convenient WC.

Upstairs, the property offers four well-proportioned double bedrooms, with the main bedroom benefitting from its own en-suite shower room. A family bathroom completes the first floor and includes a bath with overhead shower, low flush WC, wash basin, and a Velux window providing natural light.

The rear garden is a private and tranquil space, with a raised patio area directly accessed from the kitchen, perfect for outdoor dining and entertaining. Steps lead down to a lawned area with well-maintained shrub and flower borders, enclosed by fencing.

This versatile and well-located home is ideal for family living, and internal viewing is highly recommended to fully appreciate all that it has to offer.

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



Accommodation

Entrance Hall

Open Plan Living Kitchen/Dining Room
20' 9" (max) x 15' 7" (max) (6.32m x 4.75m)

Utility Room
7' 11" x 4' 10" (2.41m x 1.47m)

Lounge/Snug
15' 8" (max) x 8' 6" (4.77m x 2.59m)

Reception Room
14' 5" x 8' 0" (4.39m x 2.44m)

Ground Floor WC
8' 0" x 3' 5" (2.44m x 1.04m)

First Floor Landing

Bedroom One
9' 4" x 8' 3" (2.84m x 2.51m)

En-Suite
7' 9" x 3' 2" (2.36m x 0.96m)

Bedroom Two
10' 6" x 9' 2" (3.20m x 2.79m)

Bedroom Three
11' 3" x 8' 1" (3.43m x 2.46m)

Bedroom Four
11' 0" x 7' 5" (3.35m x 2.26m)

Family Bathroom
6' 8" x 6' 2" (2.03m x 1.88m)

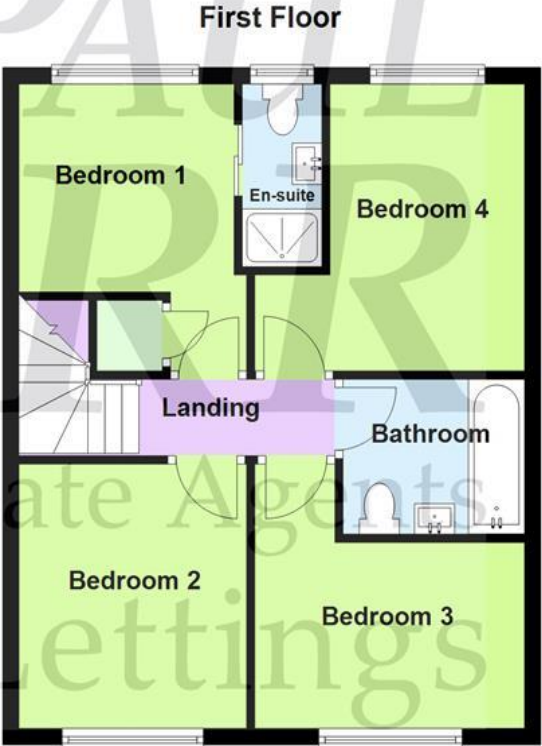
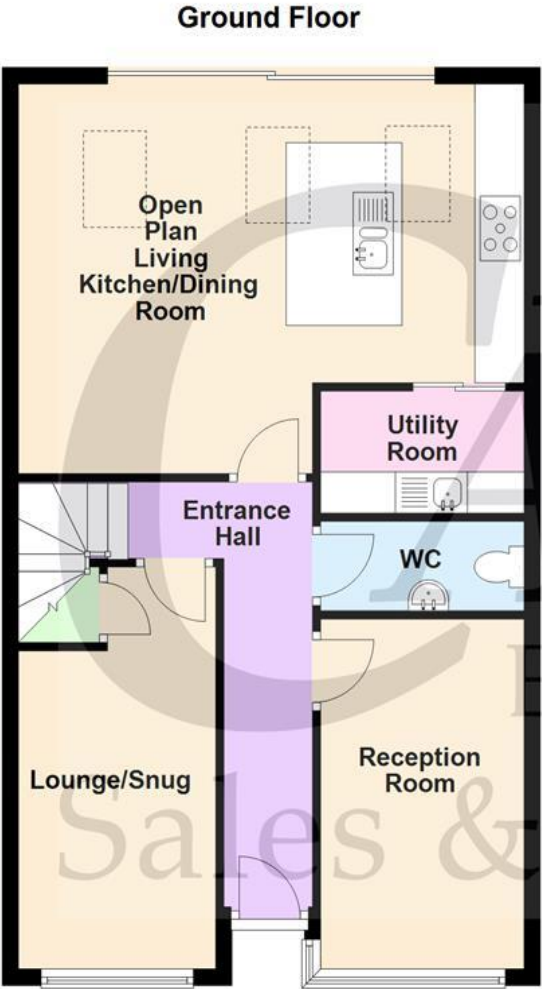






Floor Plan

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

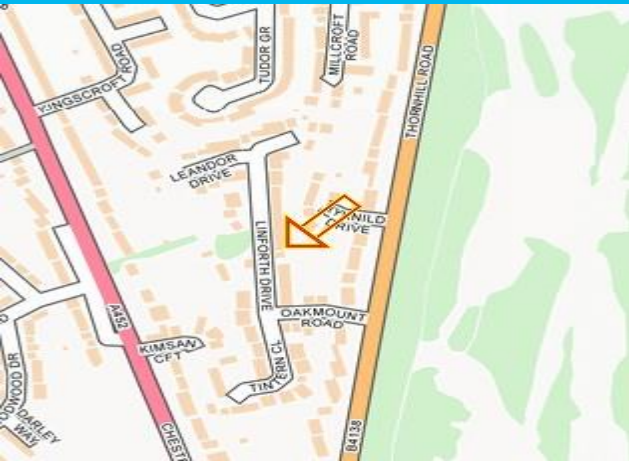


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	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: 7th August 2025