



Wood Lane, Streetly  
Sutton Coldfield, B74 3LS

**£700,000**



Paul Carr Estate Agents are delighted to bring to market this superb four-bedroom detached bungalow, ideally positioned on the highly desirable and much sought-after Wood Lane in Streetly, Sutton Coldfield. This generous home offers both spacious accommodation and exciting future potential, with planning permission already granted (subject to conditions) to convert the property into a five-bedroom detached house. For further information regarding the planning application, please contact our Streetly office who will be pleased to provide the reference details.

The property is set back from the road and approached via a large front driveway, providing off-road parking for several vehicles. Mature shrubbery frames the frontage, offering both privacy and an attractive outlook from the road. Internally, the property offers well-planned living space, with a welcoming entrance porch and hallway leading through to a variety of rooms. The real highlight of the home is the stunning and extended open plan kitchen and family room, designed with a skylight ceiling that floods the area with natural light. Fitted with a stylish range of matching wall and base units, this exceptional space is perfectly suited for everyday family life, as well as for entertaining family and friends, and benefits from direct access to the rear garden together with an adjoining utility area. The accommodation further comprises a spacious lounge with a dining area, four well proportioned bedrooms, a modern fitted four-piece family bathroom and a separate guest WC.

To the rear, the property enjoys a private and enclosed garden, thoughtfully landscaped with a lawn, patio, mature shrubbery and fenced borders, creating a peaceful and versatile outdoor setting. The garden also provides access to a detached double garage situated at the rear of the plot.

The location itself is a key selling feature, being within close proximity to highly regarded local schools, excellent transport links and an abundance of local amenities, all of which contribute to making this a highly desirable address.

Internal viewing is strongly recommended in order to fully appreciate the size, setting and outstanding potential that this wonderful family bungalow 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](mailto:Streetly@paulcarrestateagents.co.uk)**



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

## Accommodation

Entrance Porch

Entrance Hall

### **Open Plan Kitchen/Family Room**

35' 0" (max) x 13' 9" (max) (10.66m x 4.19m)

### **Lounge**

14' 8" x 20' 2" (4.47m x 6.14m)

### **Dining Area**

8' 9" x 15' 2" (2.66m x 4.62m)

### **Utility Room**

22' 5" x 4' 9" (6.83m x 1.45m)

### **Bedroom One**

12' 5" (max) x 11' 10" (3.78m x 3.60m)

### **Bedroom Two**

14' 11" x 9' 9" (4.54m x 2.97m)

### **Bedroom Three**

10' 0" (into bay) x 10' 3" (3.05m x 3.12m)

### **Bedroom Four**

9' 10" x 9' 6" (2.99m x 2.89m)

### **Family Bathroom**

7' 6" x 11' 6" (2.28m x 3.50m)

### **WC**

6' 2" x 4' 5" (1.88m x 1.35m)

### **Double Garage**

19' 11" x 16' 3" (6.07m x 4.95m)











# Floor Plan

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## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 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: 21st August 2025