



Blackwood Road, Streetly,
Sutton Coldfield, B74 3PW

Offers Over £375,000

Paul Carr Estate Agents are delighted to present this beautifully presented link-detached family home, ideally situated in a highly sought-after Streetly location.

Conveniently positioned for access to well-regarded local schools (catchment areas should be verified), a range of amenities, and excellent transport links, this charming property is set back from the road behind a spacious multi-vehicle driveway and features a porch entrance and side garage.

Offering scope for further extension (subject to the necessary planning permissions), the home provides versatile and spacious accommodation throughout.

Upon entering, you're welcomed into a bright and inviting reception hallway with staircase to the first floor, a useful storage cupboard, and doors leading to the main living areas.

The open-plan lounge and dining area offers generous living space with delightful views over the rear garden—perfect for family life and entertaining.

The modern fitted kitchen features a stylish range of matching wall, drawer, and base units, along with integrated oven, hob, and extractor fan.

There's also a stainless steel sink unit, space for additional appliances, and a door leading to a sitting room.

This additional sitting room provides flexible living space, ideal as a playroom, home office, or further family area, and includes base units with an inset sink.

A modern guest WC is also accessed from here, comprising a low flush toilet and hand wash basin.

Upstairs, the first-floor accommodation offers three well-proportioned bedrooms, with the master bedroom benefiting from a range of fitted wardrobes and drawers.

The family bathroom is well-appointed with complementary tiling and a suite comprising a low flush WC, hand wash basin, and panelled bath.

Externally, the rear garden is a real highlight—featuring a paved patio area, well-maintained lawn, mature planting, and secure boundary fencing—making it an ideal outdoor space for children or entertaining.

This is a superb opportunity to acquire a much-loved family home is offered for sale with no upward chain.

Internal viewing essential.

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

Porch 9' 8" max x 5' 3" max
(2.94m x 1.60m)

Hallway 8' 8" max x 9' 0" max
(2.64m x 2.74m)

Open Plan Lounge Diner 16' 6" max x 17' 5" max
(5.03m x 5.30m)

Fitted Kitchen 14' 7" x 7' 9"
(4.44m x 2.36m)

Sitting Room 12' 2" x 11' 2"
(3.71m x 3.40m)

Guest WC 5' 3" x 3' 8"
(1.60m x 1.12m)

First Floor Accommodation

Bedroom One 16' 4" x 10' 2"
(4.97m x 3.10m)

Bedroom Two 11' 8" x 8' 6"
(3.55m x 2.59m)

Bedroom Three 13' 3" max x 6' 7" max
(4.04m x 2.01m)

Family Bathroom 8' 5" max x 5' 9" max
(2.56m x 1.75m)

Outside

Garage 17' 7" x 7' 7"
(5.36m x 2.31m)

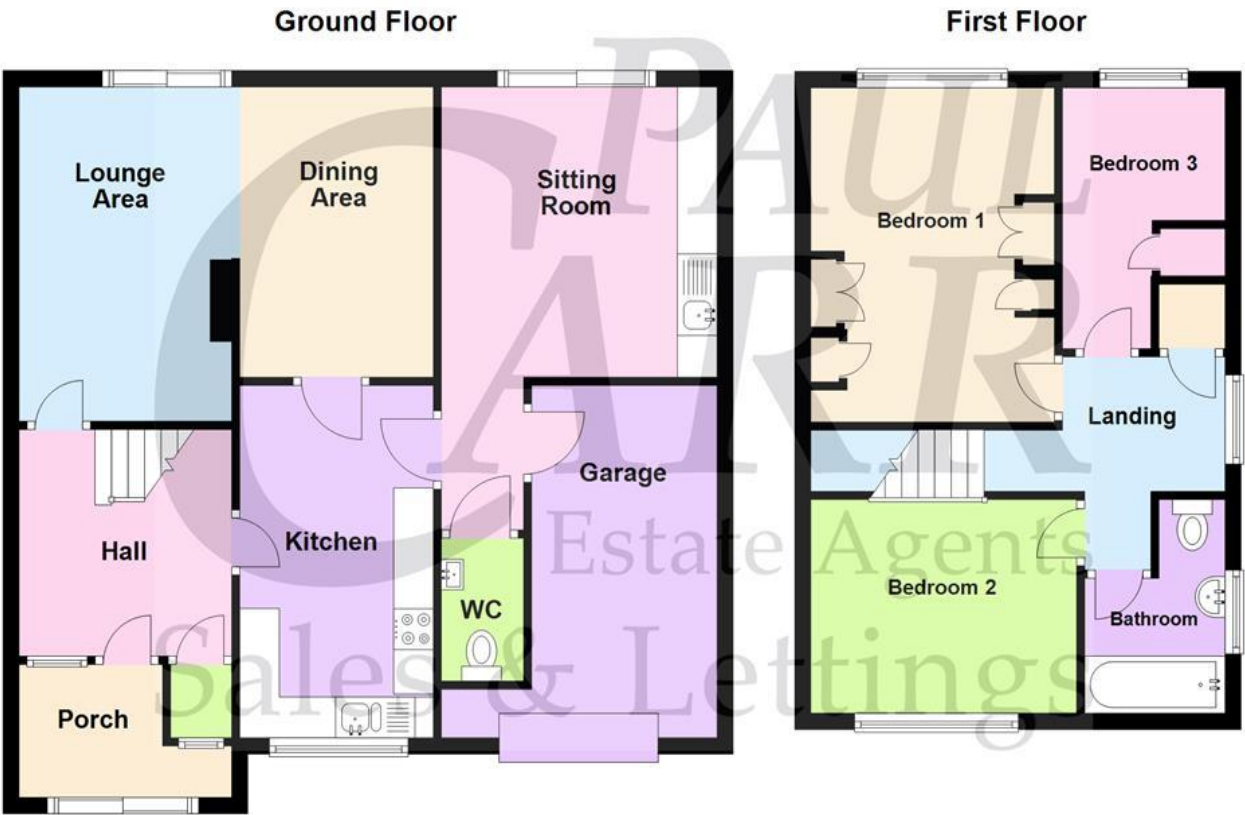






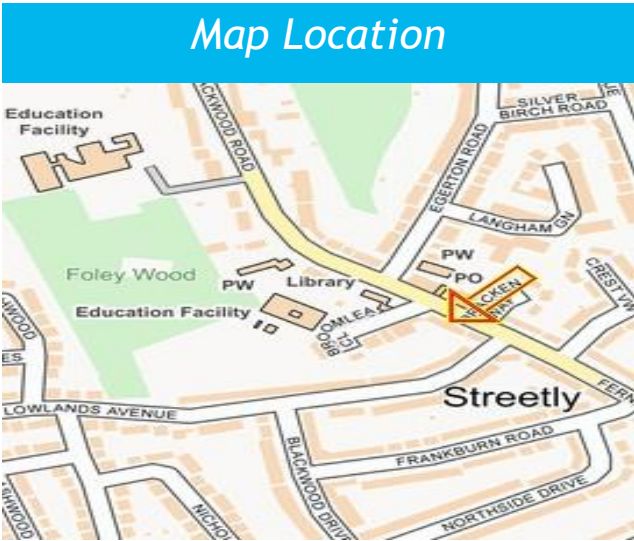
Floor Plan

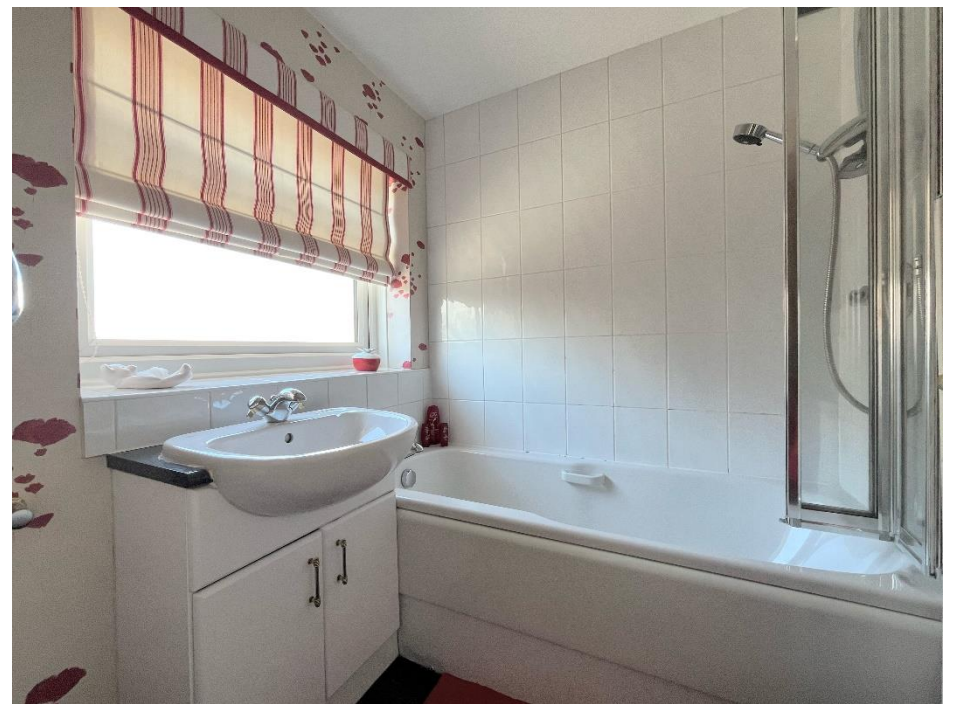
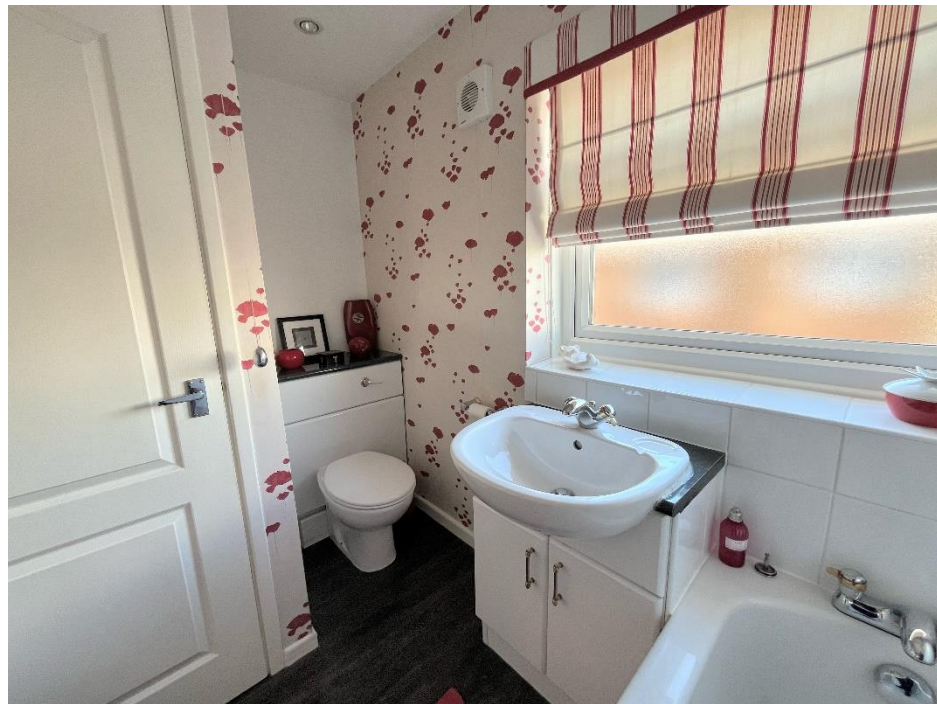
This floor plan is not drawn to scale and is for illustration purposes only



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		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		
21-38	F		
1-20	G		







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: 26th September 2025