



Hundred Acre Road, Steetly
Sutton Coldfield, B74 2LB

£400,000

***** A THREE BEDROOM FAMILY HOME IN PRIME STREETLY LOCATION WITH A LARGE VERSATILE GARDEN ROOM *****

Situated on the ever-popular Hundred Acre Road in Streetly, this beautifully presented three-bedroom semi-detached family home offers an excellent opportunity to secure a property in a prime location. With highly regarded local schools, excellent public transport links and the stunning Sutton Park just a short walk away, it is perfectly positioned for families and professionals alike.

One of the most impressive and unique features of this home is the large, detached multi-use garden room. Currently set up as a games room, it also includes an additional bedroom and a WC, making it a truly versatile space. Whether used as an annex, a home office, a private gym or a creative studio, the possibilities with this room are endless.

The property itself is entered via a porch which leads into a welcoming entrance hall. To the front there is a spacious lounge, filled with natural light, while to the rear you will find an extended open-plan kitchen and dining area, designed with modern family living and entertaining in mind. A utility room provides further storage space and includes a separate WC, while stunning bi-folding doors open directly onto the rear garden, seamlessly connecting the indoors with the outdoors.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, with shared access to a garage at the rear.

The rear garden is both attractive and practical, offering a seating area directly outside the kitchen and dining space, a well-maintained lawn, mature shrubbery and secure fenced borders.

This property combines flexible living with a sought-after location and must be viewed internally to be fully appreciated.

Tenure: We can confirm the property is Freehold.

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

Porch

6' 1" x 1' 9" (1.85m x 0.53m)

Entrance Hall

11' 8" x 5' 11" (3.55m x 1.80m)

Lounge

13' 3" x 14' 0" (4.04m x 4.26m)

Kitchen

9' 9" x 9' 9" (2.97m x 2.97m)

Dining Area

17' 10" x 9' 9" (5.43m x 2.97m)

Utility Room

7' 1" x 9' 2" (2.16m x 2.79m)

WC

First Floor Landing

Bedroom One

11' 8" x 10' 5" (max) (3.55m x 3.17m)

Bedroom Two

12' 1" x 9' 11" (max) (3.68m x 3.02m)

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Bathroom

7' 3" x 6' 10" (max) (2.21m x 2.08m)

Multi Use Garden Room

32' 6" (max) x 18' 8" (max) (9.90m x 5.69m)

Garden Room Bedroom

14' 0" x 7' 9" (4.26m x 2.36m)

Garden Room WC

Garage

16' 8" x 8' 2" (5.08m x 2.49m)

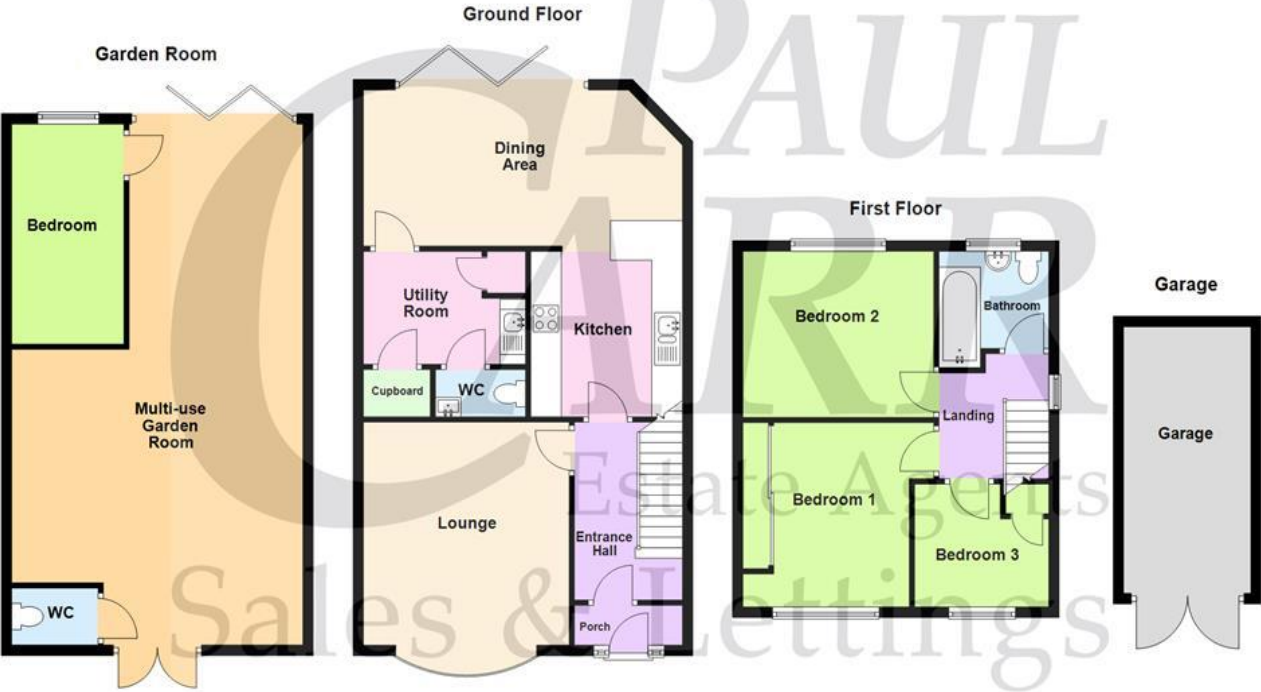






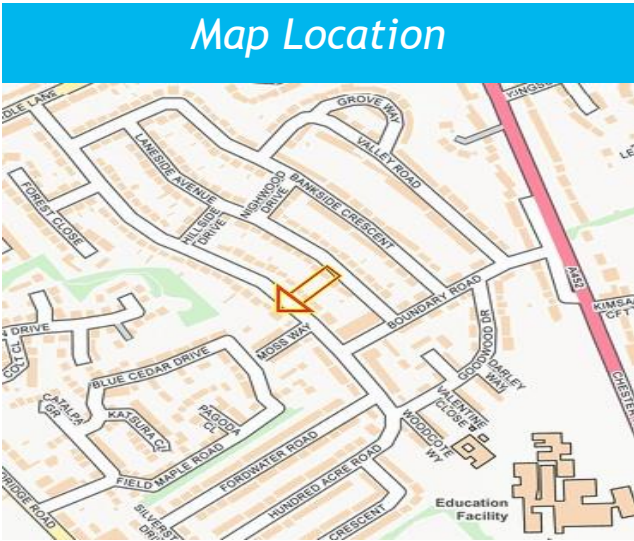
Floor Plan

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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
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: 2nd October 2025