



Conifer Road, Streetly
Sutton Coldfield, B74 3RQ

Offers in the Region Of £410,000

***** A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
ON CONIFER ROAD WITH AMPLE LIVING SPACE THROUGHOUT *****

Occupying a generous corner plot in the sought-after area of Streetly, this beautifully presented family home offers spacious and modern living throughout. Ideally positioned within close proximity to reputable local schools, a range of amenities, excellent transport links, and the popular Blackwood Park, the property combines convenience with comfort in a highly desirable location.

The property is set back from the road behind a driveway providing off-road parking and a neatly maintained front lawned garden. Internally, the accommodation begins with an entrance porch leading into a welcoming entrance hall. From here, there is a bright and comfortable lounge, a versatile second reception room, and a convenient ground floor WC. The true highlight of the home is the stunning open-plan kitchen, dining and family area, the showpiece of the property, featuring stylish bi-folding doors that open directly onto the rear garden, creating a wonderful flow between indoor and outdoor living spaces.

To the first floor, a spacious landing gives access to three bedrooms, two of which are generous doubles, with the third being a well-proportioned single. The modern four-piece family bathroom is finished to a high standard and comprises a large bath, double walk-in shower, low-flush WC and hand wash basin.

The rear garden is private and low maintenance, offering a peaceful space to unwind or the perfect setting for entertaining family and friends.

This is an excellent opportunity to purchase a beautifully presented home in one of Streetly's most popular residential locations. Internal viewing is highly recommended to fully appreciate all that this wonderful property has to 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



Accommodation

Entrance Porch

Entrance Hall

Open Plan Kitchen/Dining Room

21' 11" (max) x 24' 3" (max) (6.68m x 7.39m)

Lounge

15' 11" x 9' 9" (4.85m x 2.97m)

Reception Room

13' 10" x 12' 0" (4.21m x 3.65m)

Ground Floor WC

First Floor Landing

Bedroom One

13' 10" x 9' 11" (4.21m x 3.02m)

Bedroom Two

13' 10" x 9' 10" (4.21m x 2.99m)

Bedroom Three

10' 0" x 5' 9" (3.05m x 1.75m)

Family Bathroom

9' 9" x 8' 0" (2.97m x 2.44m)

Disclaimer

Under the Estate agents act 1979 Paul Carr Estate Agents disclose a personal interest in this property. The vendor of this property is a relative of a Paul Carr employee.

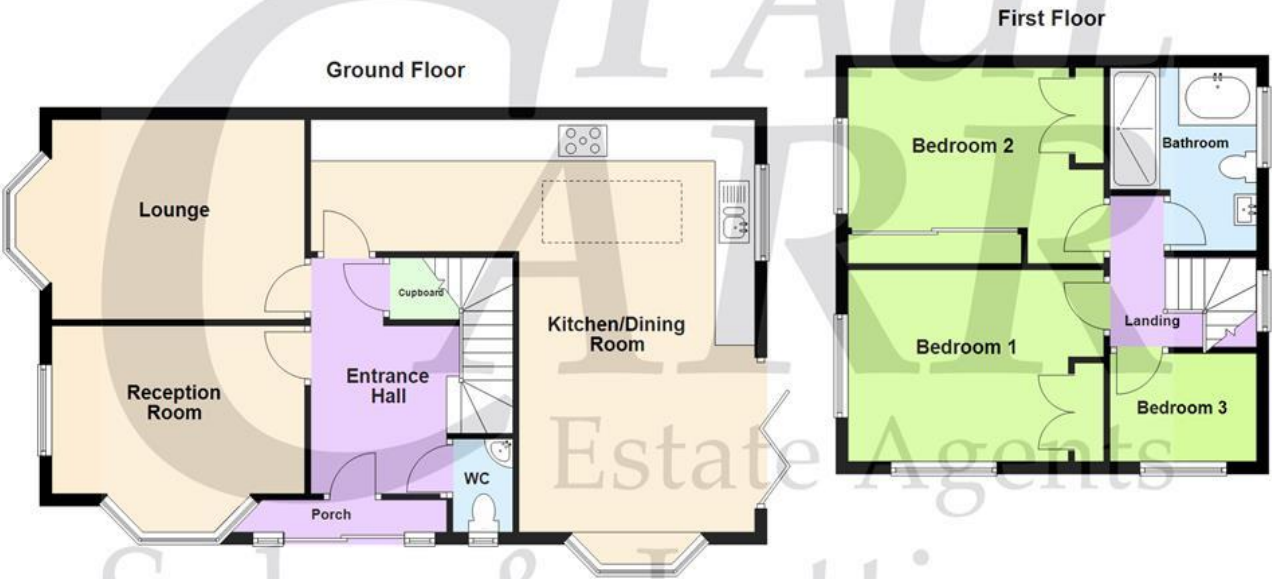






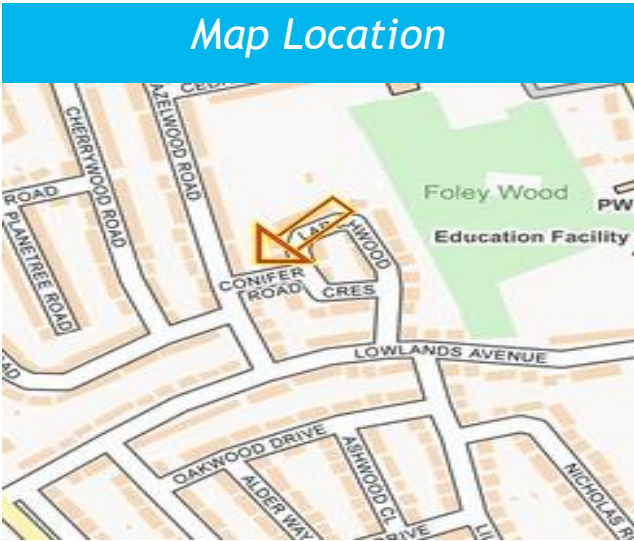
Floor Plan

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		84 B
69-80	C	73 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: 23rd October 2025