



Royal Meadow Way, Streetly  
Sutton Coldfield, B74 2FE

**£650,000**



**\*\*\* A STUNNING AND SUPERBLY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME IN PRIME STREETLY LOCATION \*\*\***

This beautifully presented and exceptionally spacious five-bedroom detached family home on Royal Meadow Way, Streetly, offers modern living in a highly sought-after location, benefitting from well-regarded local schools, excellent transport links and a wealth of nearby amenities. Designed with family life in mind, the property is stylish throughout and provides generous space across three floors.

Upon entering the home, a useful porch opens into a warm and welcoming entrance hallway that sets the tone for the rest of the property. The ground floor features a bright and airy lounge with windows to both the front and side, creating a wonderful living space. The modern kitchen flows seamlessly into the dining room, making it ideal for family meals and entertaining. A separate utility room, ground floor WC and access to two garages further enhance the practicality of this impressive home. The first floor offers four well-proportioned double bedrooms. The master bedroom enjoys its own luxurious en suite shower room, while a contemporary family bathroom, complete with bath and overhead shower, low flush WC and wash hand basin, serves the remaining bedrooms. The second floor provides an additional double bedroom with built-in storage and its own en suite shower room, creating the perfect retreat for a teenager or an ideal private guest suite.

Externally, the home continues to impress with a generous block-paved driveway offering off-road parking for multiple vehicles. The rear garden is designed for low maintenance and year-round enjoyment, featuring a patio area, artificial lawn, a comfortable seating space and an outdoor cooking area, perfect for relaxing or hosting gatherings.

Internal viewing is highly recommended to fully appreciate the space, style and quality this wonderful family home has to offer.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is F 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)**





## Accommodation

### Entrance Porch

**Entrance Hall** 11' 4" (max) x 13' 1" (max) (3.45m x 3.98m)

**Lounge** 17' 4" x 11' 9" (5.28m x 3.58m)

**Kitchen** 15' 1" x 12' 5" (4.59m x 3.78m)

**Dining Room** 12' 9" x 9' 2" (3.88m x 2.79m)

**Utility Room** 7' 7" x 5' 8" (2.31m x 1.73m)

**WC** 6' 3" x 5' 3" (1.90m x 1.60m)

**Garage One** 16' 6" x 7' 11" (5.03m x 2.41m)

**Garage Two** 13' 5" x 8' 6" (4.09m x 2.59m)

### First Floor Landing

**Bedroom One** 17' 4" (max) x 11' 9" (5.28m x 3.58m)

**En Suite** 7' 7" x 4' 9" (2.31m x 1.45m)

**Bedroom Three** 13' 1" x 9' 8" (3.98m x 2.94m)

**Bedroom Four** 9' 2" x 9' 8" (2.79m x 2.94m)

**Bedroom Five** 9' 2" x 8' 9" (2.79m x 2.66m)

**Family Bathroom** 6' 9" x 6' 2" (2.06m x 1.88m)

### Second Floor Landing

**Bedroom Two** 16' 11" (max) x 15' 5" (5.15m x 4.70m)

**En Suite** 10' 0" x 4' 4" (3.05m x 1.32m)



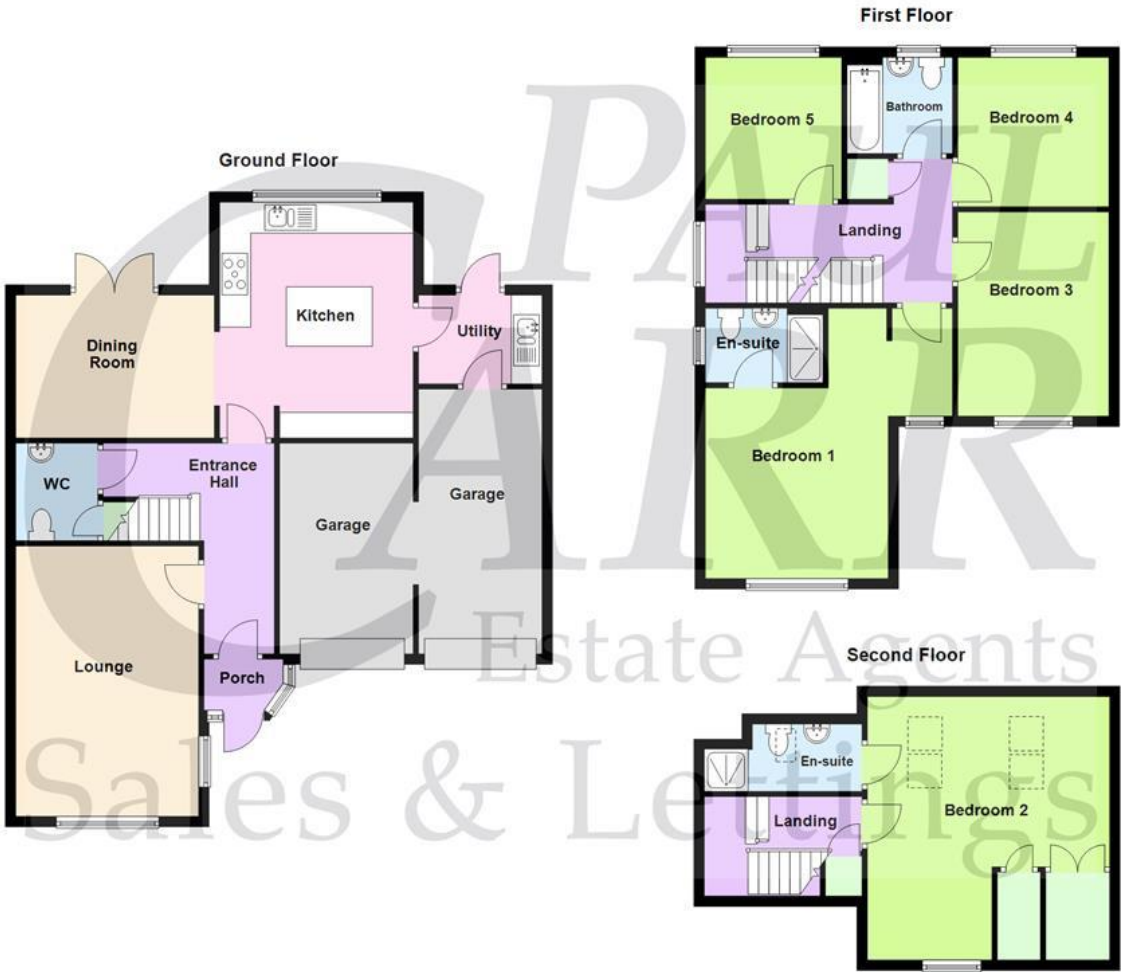






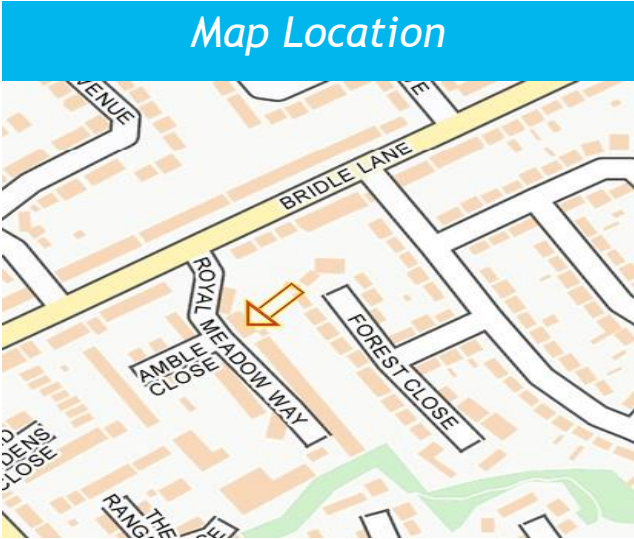
# Floor Plan

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             |         | 83 B      |
| 69-80                     | C             | 77 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: 6th November 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.