



Yewtree Road, Streetly,
Sutton Coldfield, B74 3SL

Offers Over £375,000

Paul Carr Estate Agents are delighted to present this beautifully improved and immaculately maintained three-bedroom semi-detached family home, ideally situated in a sought-after part of Streetly.

The property enjoys close proximity to highly regarded local schools (catchment areas to be verified), excellent amenities, and convenient transport links.

Set back from the road, the home features a driveway leading to a side garage and steps up to the welcoming front entrance. Inside, you are greeted by a spacious reception hallway with stairs to the first floor and doors leading off to the main living areas.

To the front of the property, a generous lounge with a feature bay window provides a bright and comfortable living space.

To the rear, the open-plan breakfast kitchen is the true heart of the home — beautifully fitted with a contemporary range of wall, base, and drawer units, complemented by modern work surfaces, an integrated oven, hob, and extractor, and a stainless steel sink unit. This inviting space is perfect for everyday family life and entertaining guests. A convenient guest WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom featuring a modern four-piece suite comprising a low-flush WC, wash basin, bath, and a separate shower cubicle, all finished with attractive feature tiling.

Outside, the property boasts a well-screened rear garden with a paved patio area and steps leading up to a neat lawn — ideal for outdoor relaxation, al fresco dining or play. The side garage, complete with an electric up-and-over door, offers excellent storage and potential for extension (subject to the relevant permissions).

This superb family home is ready to move straight into and must be viewed to be fully appreciated. Contact Paul Carr Estate Agents today to arrange your viewing!

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, Water, Electric, Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Hallway

Lounge 13' 9" max x 11' 6" max
(4.19m x 3.50m)

Open Plan Kitchen & Breakfast Room 18' 5" max x 14' 2" max
(5.61m x 4.31m) Being L Shaped

Guest WC 5' 6" x 2' 7"
(1.68m x 0.79m)

First Floor Accommodation

Bedroom One 12' 1" max x 11' 6" max
(3.68m x 3.50m)

Bedroom Two 12' 0" x 11' 6"
(3.65m x 3.50m)

Bedroom Three 8' 7" x 7' 9"
(2.61m x 2.36m)

Bathroom 9' 0" max x 7' 8" max
(2.74m x 2.34m)

Outside

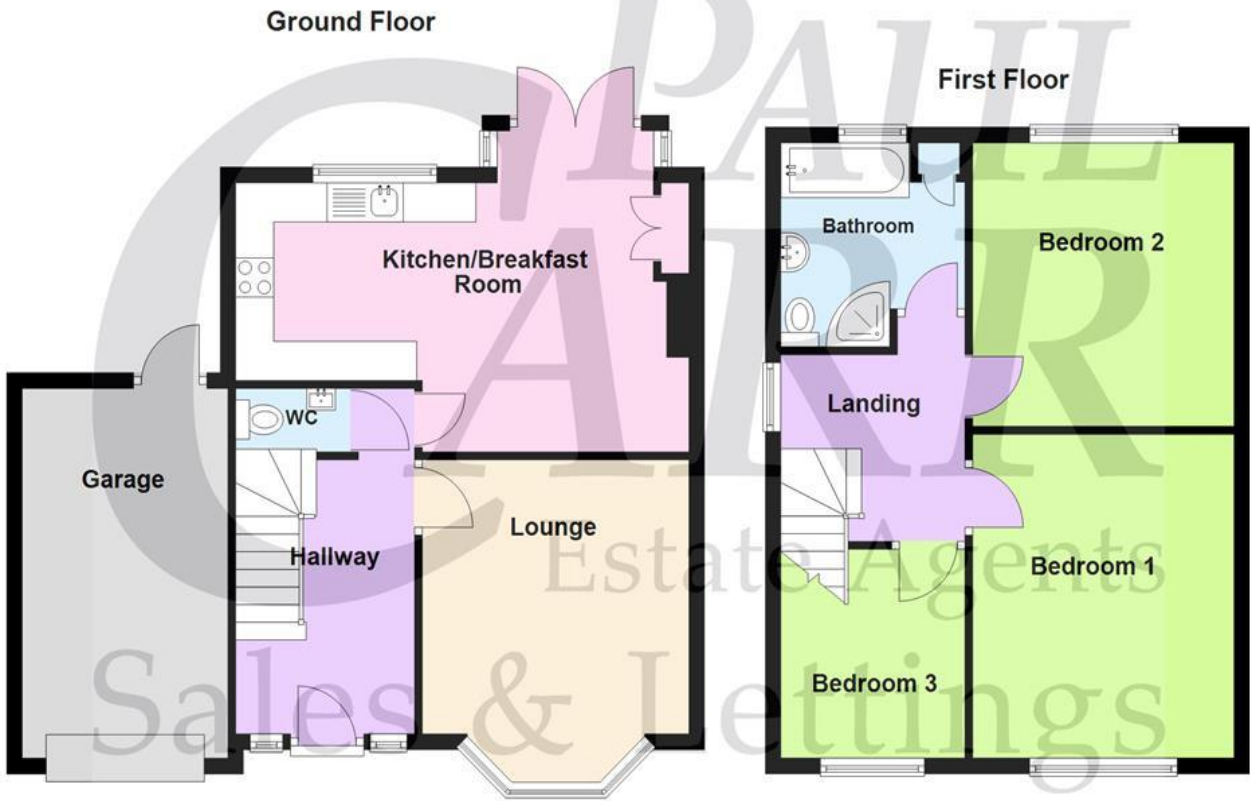
Garage 13' 3" x 8' 10"
(4.04m x 2.69m)





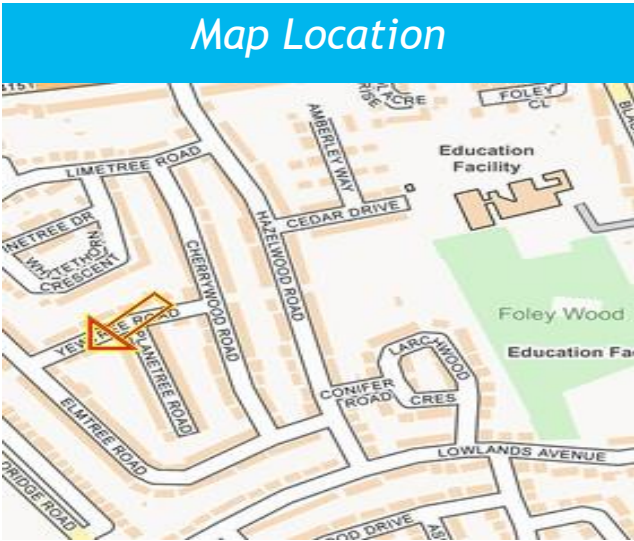
Floor Plan

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		
55-68	D	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: 5th November 2025