



Royal Meadow Way, Streetly,  
Sutton Coldfield, B74 2FE

**Offers in the Region Of £535,000**



Superbly extended four-bedroom family home in prime cul-de-sac location

Situated in a desirable cul-de-sac position, this beautifully presented and extended four-bedroom detached family home offers privacy, space, and an ideal location for popular local schools (catchments should be checked), local amenities and transport links—ideal for growing families.

Upon entering, the welcoming porch and hallway lead to a convenient guest cloakroom.

The home features a bright and airy lounge, a separate dining room, and elegant double doors opening into a stunning orangery with ceiling lantern—creating a perfect space for relaxation and entertaining.

Adjacent to the orangery is a stylish, fully fitted breakfast kitchen with an adjoining utility area and access to the garage.

Upstairs, the property boasts four generously sized bedrooms, including a master with en-suite, and complemented by a modern principal bathroom.

Outside, the rear garden is beautifully maintained, featuring a lawn and extensive patio, offering a wonderful space for outdoor enjoyment.

The front aspect presents a neatly lawned fore garden and a driveway with ample parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate the quality and space this home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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)





### Ground Floor Accommodation

Reception Hall

Lounge 18' 6" max x 10' 7" max  
(5.63m x 3.22m)

Dining Room 10' 8" x 9' 11"  
(3.24m x 3.03m)

Orangery 15' 2" x 10' 1"  
(4.62m x 3.07m)

Breakfast Kitchen 15' 3" max x 9' 5" max  
(4.66m x 2.88m)

Utility 3' 9" max x 5' 3" max  
(1.14m x 1.60m)

### First Floor Accommodation

Master Bedroom 15' 5" max x 12' 4" max  
(4.70m x 3.75m)

En-suite 7' 1" x 4' 5"  
(2.16m x 1.35m)

Bedroom Two 12' 5" x 10' 3"  
(3.78m x 3.12m)

Bedroom Four 8' 5" x 9' 3"  
(2.57m x 2.82m)

Bedroom Three 8' 5" x 10' 1"  
(2.57m x 3.08m)

Family Bathroom 7' 3" x 5' 5"  
(2.21m x 1.65m)











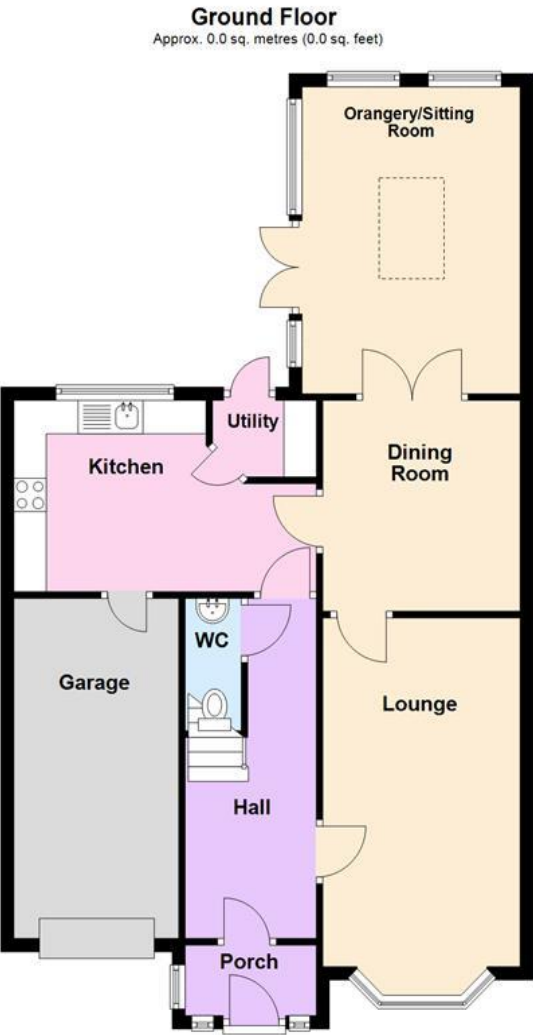






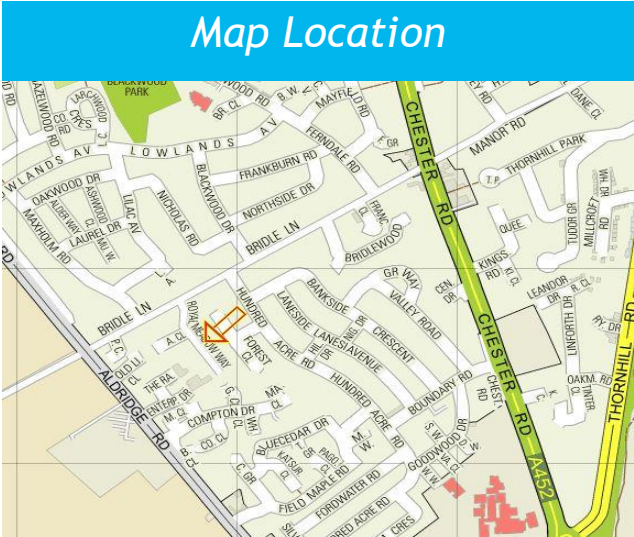
# Floor Plan

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

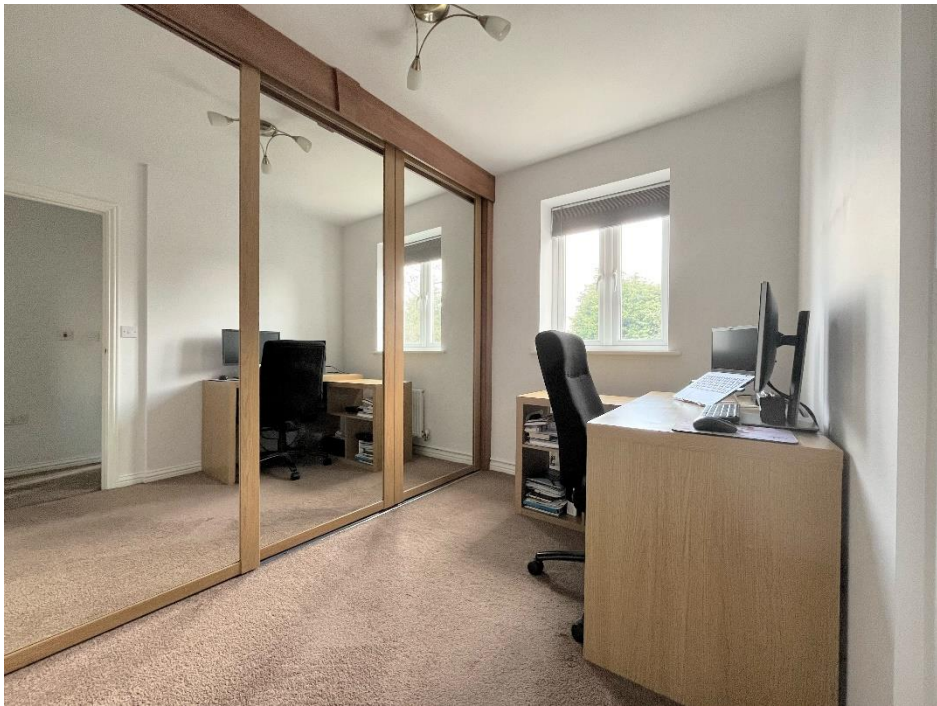


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 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: 21<sup>st</sup> March 2025