



Wood Lane, Streetly  
Sutton Coldfield, B74 3LR

**£450,000**



**\*\*\* A CHARMING TWO BEDROOM DETACHED DORMER BUNGALOW ON WOOD LANE FOR SALE WITH NO UPWARD CHAIN \*\*\***

Situated on the ever-popular and highly sought-after Wood Lane in Streetly, this delightful two-bedroom detached dormer bungalow offers spacious and versatile living in a prime location, close to excellent transport links, local amenities, and highly regarded schools.

The property is set back from the road and approached via a block-paved driveway with a well-maintained front garden, creating an inviting first impression. Internally, the home immediately impresses with a generous sense of space, beginning with an entrance porch that leads into a spacious entrance hall. The ground floor comprises a bright and airy through lounge/dining room, a modern fitted kitchen, and a well-proportioned ground floor bedroom featuring a charming bay window to the front. A four-piece family bathroom suite and an additional separate WC add further practicality to this well-appointed level.

Upstairs, the property benefits from a landing area with useful storage and a second good-sized double bedroom, perfect as a main bedroom, guest room or home office.

Outside, the private rear garden provides a tranquil retreat, complete with a patio area, neatly laid lawn, and mature trees and shrubbery, offering a peaceful setting for outdoor enjoyment.

Offered with no upward chain, this property presents an excellent opportunity for a range of buyers. Early internal viewing is highly recommended to appreciate the spacious layout and desirable location.

**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: Mains gas, electric, water and 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

12' 0" (max) x 11' 1" (max) (3.65m x 3.38m)

### Lounge

15' 11" x 11' 11" (4.85m x 3.63m)

### Dining Area

12' 3" x 9' 0" (3.73m x 2.74m)

### Kitchen

11' 10" x 13' 3" (3.60m x 4.04m)

### Bedroom One

16' 10" (into bay) x 14' 0" (5.13m x 4.26m)

### Utility Area

11' 10" x 5' 1" (3.60m x 1.55m)

### Bathroom

7' 10" x 7' 7" (2.39m x 2.31m)

### WC

4' 3" x 2' 10" (1.29m x 0.86m)

### Conservatory

13' 5" x 7' 0" (4.09m x 2.13m)

### Garage

### First Floor Landing

11' 1" x 9' 9" (3.38m x 2.97m)

### Bedroom Two

22' 0" x 13' 0" (6.70m x 3.96m)









# Floor Plan

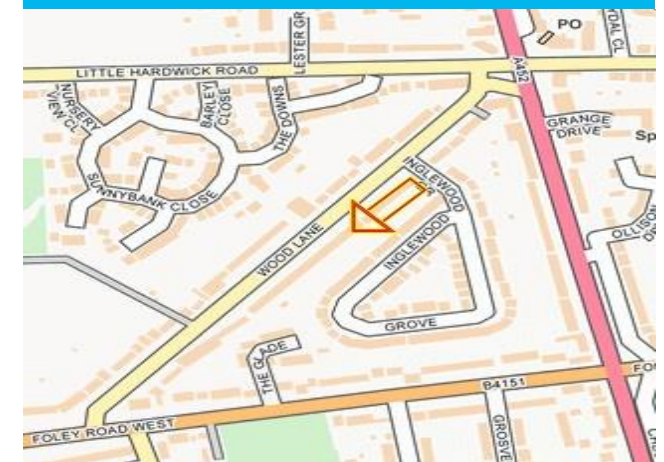
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location















### 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: 9th June 2025