



Cherrywood Road, Streetly
Sutton Coldfield, B74 3RU

Offers Over £350,000

Set within a popular and convenient location on Cherrywood Road, Streetly, this well-presented three bedroom semi-detached family home offers spacious and versatile accommodation, ideal for modern family living. The property is within close proximity to reputable local schools, public transport links, local amenities and Blackwood Park, making it an excellent choice for families and commuters alike.

Approached via a front driveway providing off road parking, alongside a pleasant lawned frontage, the property opens into an entrance porch leading through to a spacious and welcoming entrance hallway. To the front is a generous lounge, while to the rear is a dining area enjoying views of the rear garden, separated from the lounge by bi-fold doors, allowing the rooms to be used independently or opened up to create a more open-plan feel. The ground floor further benefits from an extended kitchen, a useful utility room created from the part-converted garage, a shortened garage providing excellent storage space, and a ground floor WC accessed from the entrance hall.

To the first floor, the landing gives access to three bedrooms, comprising two double bedrooms and a single bedroom, all serviced by a luxurious four-piece family bathroom.

Externally, the westerly facing rear garden provides a pleasant and private outdoor space, featuring a decking area, lawn, mature trees, shrubbery surrounds and fenced borders.

Internal viewing is highly recommended to fully appreciate the space, layout and location of this superb family home.

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/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



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Accommodation

Entrance Porch

1' 11" x 10' 7" (0.58m x 3.22m)

Entrance Hall

15' 7" x 7' 7" (4.75m x 2.31m)

Lounge

13' 9" (into bay) x 11' 7" (4.19m x 3.53m)

Dining Room

11' 11" x 11' 6" (3.63m x 3.50m)

Kitchen

8' 2" x 16' 1" (2.49m x 4.90m)

Utility Room

9' 0" x 7' 4" (2.74m x 2.23m)

Ground Floor WC

Shortened Garage

6' 6" x 7' 5" (1.98m x 2.26m)

First Floor Landing

Bedroom One

11' 10" x 11' 6" (3.60m x 3.50m)

Bedroom Two

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

Bedroom Three

8' 2" x 7' 7" (2.49m x 2.31m)

Family Bathroom

8' 2" x 7' 8" (2.49m x 2.34m)

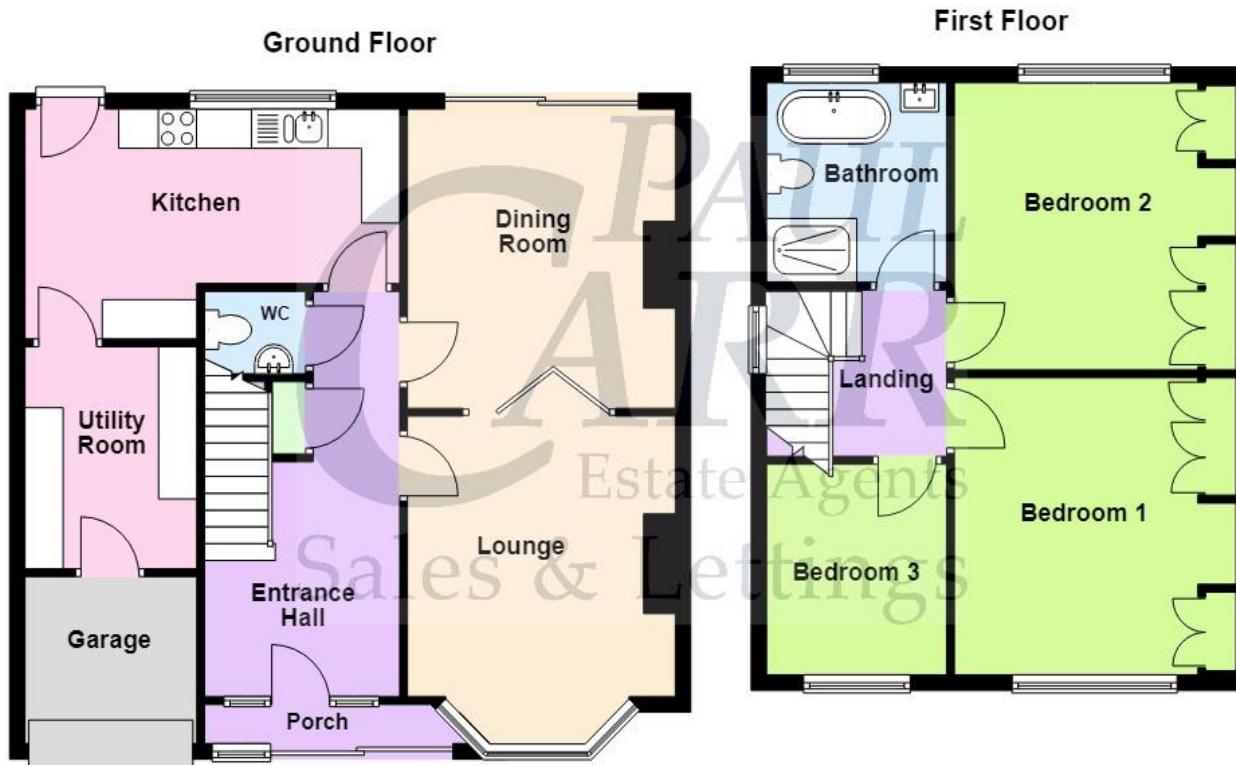






Floor Plan

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

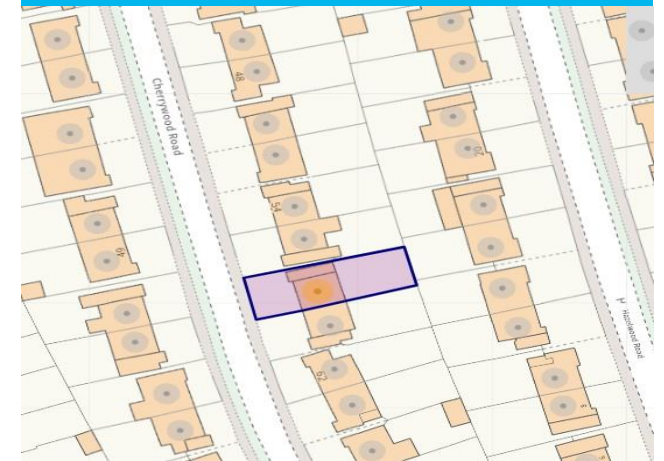


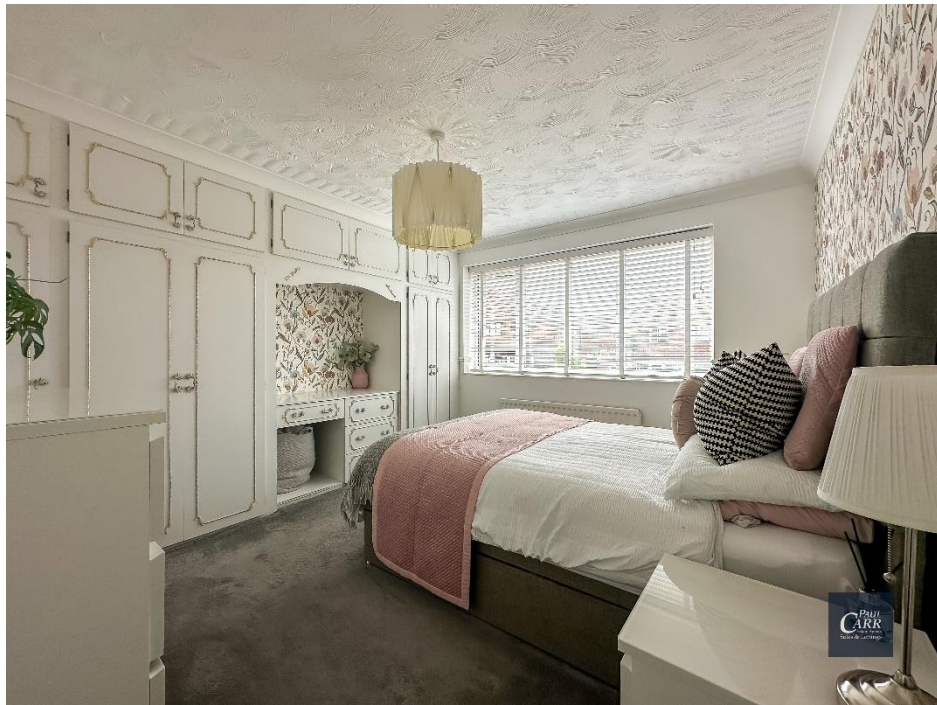
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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: 3rd July 2026

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.