



Chester Road, Streetly,  
Sutton Coldfield, B74 3ND

**Offers in the Region Of £375,000**



Paul Carr Estate Agents are pleased to present this delightful three-bedroom semi-detached family home, full of character and charm.

Discreetly tucked away just off Chester Road behind a convenient service road, the property enjoys a prime location close to sought-after local schools (please check catchment areas), excellent transport links, and a wide range of local amenities.

This attractive home offers strong kerb appeal, set back from the road behind a well-maintained fore garden and private driveway leading to an integral garage and welcoming porch entrance.

Upon entering, you're greeted by a spacious and light-filled reception hallway with stairs rising to the first-floor landing. Off the hallway, you'll find a convenient guest WC and access to the front lounge — a generous living space featuring a walk-in bay window and a striking feature fireplace, ideal as the room's main focal point.

To the rear, a formal dining room benefits from a stunning floor-to-ceiling window offering picturesque views of the mature rear garden.

The kitchen is fitted with a range of base-level units and enjoys a garden outlook. Just off the kitchen, a useful utility area provides further access to both the rear garden and the garage.

Upstairs, the first floor hosts three well-proportioned bedrooms, a family shower room, and a separate WC.

Externally, the rear garden is a true highlight — beautifully mature with well-established boundaries, a patio seating area, and the added bonus of two greenhouses.

This is a wonderful opportunity to acquire a spacious family home in a desirable location.

Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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**

Porch 3' 1" x 3' 1" (0.94m x 0.94m)

Hallway

Guest wc 5' 1" x 2' 6" (1.55m x 0.76m)

Lounge 15' 2" into bay x 11' 2" max (4.62m x 3.40m)

Dining Room 13' 7" max x 11' 1" max (4.14m x 3.38m)

Kitchen 7' 7" x 9' 2" (2.31m x 2.79m)

Utility 13' 5" max x 5' 2" max (4.09m x 1.57m)

### **First Floor Accommodation**

Bedroom One 16' 1" into bay x 11' 6" max (4.90m x 3.50m)

Bedroom Two 13' 3" max x 11' 3" max (4.04m x 3.43m)

Bedroom Three 9' 0" x 9' 9" (2.74m x 2.97m)

Shower Room 7' 7" x 6' 3" (2.31m x 1.90m)

WC 4' 5" x 2' 7" (1.35m x 0.79m)

### **Outside**

Garage 15' 0" x 8' 9" (4.57m x 2.66m)

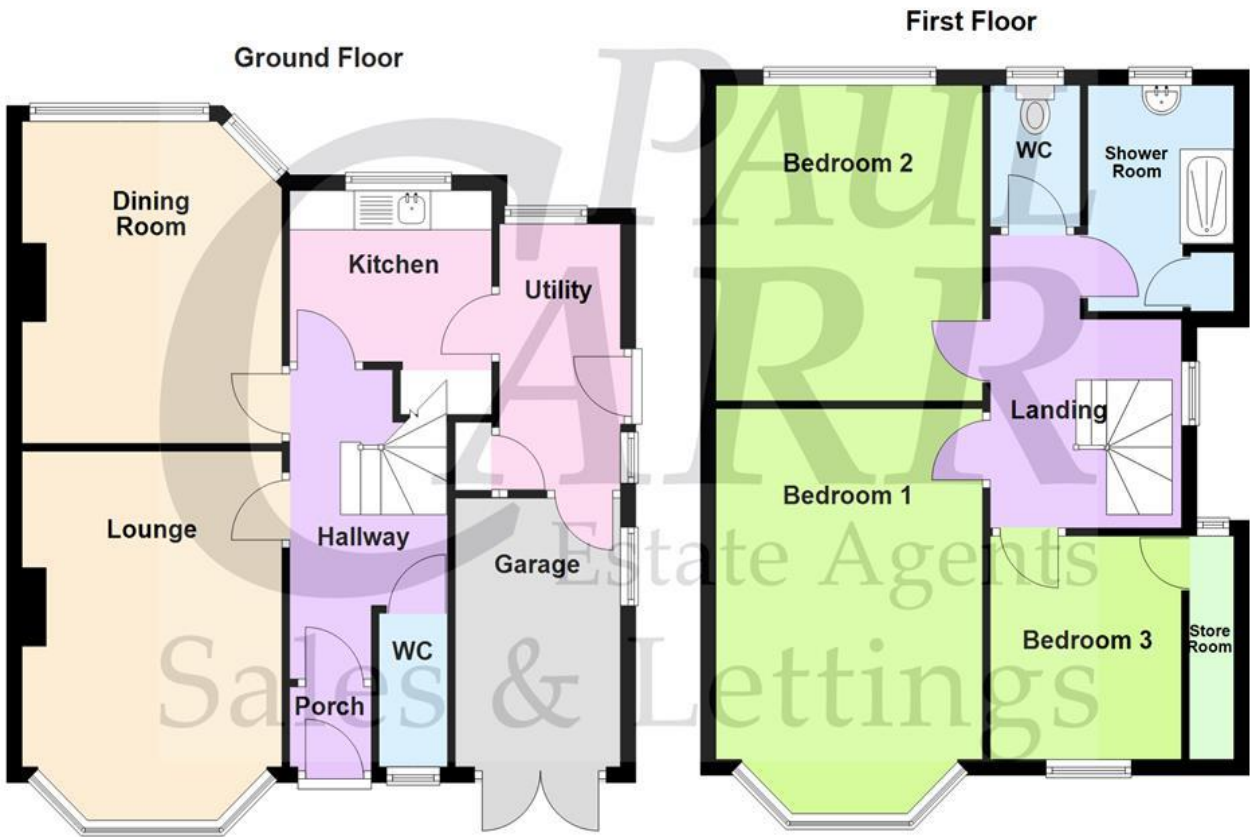






# Floor Plan

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		73 C
55-68	D	60 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 October 2025