



Fordwater Road, Streetly  
Sutton Coldfield, B74 2BQ

**£330,000**

Situated on the popular Fordwater Road in Streetly, this impressive three bedroom semi detached family home enjoys a prime location within close proximity to reputable local schools, everyday amenities, excellent transport links and the stunning Sutton Park, a 2,400 acre National Nature Reserve. The property is approached via a block paved driveway providing ample off road parking, with side access leading to the private rear garden, access to the garage and entrance porch.

Internally, the accommodation is both spacious and well presented throughout, briefly comprising an inviting entrance hallway, a generous rear lounge featuring sliding doors opening into the conservatory, and a modern fitted kitchen positioned to the rear with ample space for white goods. To the front of the property is a versatile reception/dining room enhanced by a charming bow window, alongside a useful under stairs storage cupboard.

To the first floor are three exceptional sized double bedrooms, offering ideal family accommodation. The family bathroom is fitted with a bath with overhead shower, low flush WC, hand wash basin and airing cupboard housing the boiler. An additional separate WC completes the first-floor accommodation.

Externally, the private rear garden provides a peaceful outdoor retreat, benefiting from a patio seating area, laid to lawn space, fenced boundaries and an array of mature trees and shrubbery.

Internal viewing is highly recommended to fully appreciate the size, location and accommodation this excellent family home has to offer.

**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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Entrance Porch

2' 10" x 3' 0" (0.86m x 0.91m)

### Entrance Hall

13' 7" x 3' 4" (4.14m x 1.02m)

### Lounge

13' 8" x 11' 9" (4.16m x 3.58m)

### Kitchen

12' 11" x 8' 6" (3.93m x 2.59m)

### Reception Room

9' 5" x 8' 6" (2.87m x 2.59m)

### Conservatory

7' 9" x 9' 10" (2.36m x 2.99m)

### Garage

### First Floor Landing

### Bedroom One

13' 8" x 11' 9" (4.16m x 3.58m)

### Bedroom Two

12' 1" x 9' 1" (3.68m x 2.77m)

### Bedroom Three

12' 0" x 8' 3" (3.65m x 2.51m)

### Bathroom

8' 6" x 7' 0" (2.59m x 2.13m)

### WC

5' 3" x 2' 4" (1.60m x 0.71m)

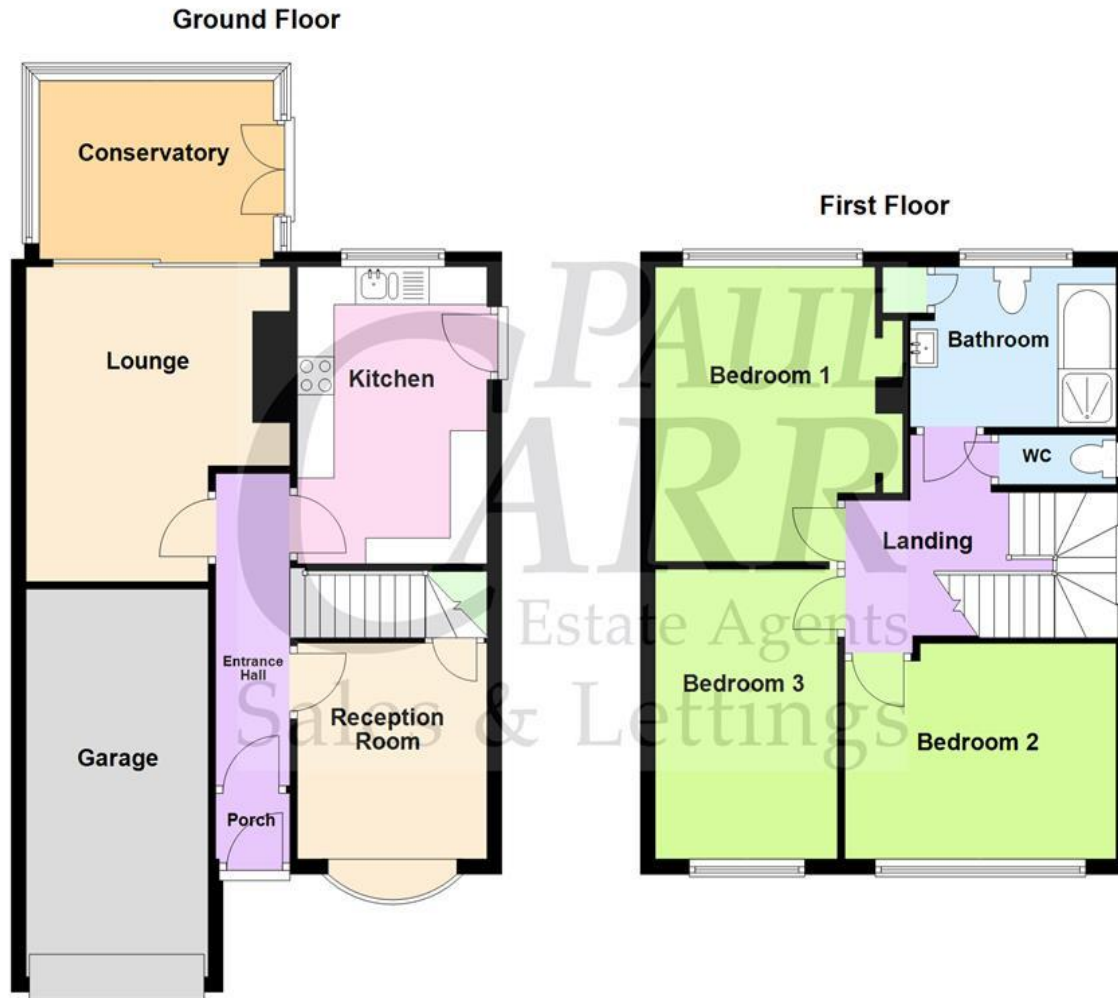






# Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 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: 13th May 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.