



Situated on the ever popular Yewtree Road in Streetly, this beautifully presented three bedroom semi detached family home enjoys a superb location within close proximity to reputable local schooling, excellent public transport links and a range of everyday amenities. The property is also ideally placed for Blackwood Park and is offered for sale with the added benefit of no onward chain.

The property is approached via a front driveway providing off-road parking, with steps leading down to the entrance porch.

Internally, the home offers a warm and welcoming entrance hallway leading to well-proportioned living accommodation. To the rear is a spacious lounge featuring a bay window overlooking the beautifully landscaped rear garden, while to the front is a separate dining room with a feature bay window. The two reception rooms are connected via double opening doors, creating a flexible and sociable living space ideal for modern family life. The ground floor further benefits from an extended fitted kitchen offering ample storage and workspace, along with the convenience of a ground floor WC.

To the first floor, the landing provides access to all three bedrooms. Two of the bedrooms are generous doubles, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom also includes a freestanding wardrobe which will remain. The third bedroom is a well-proportioned single room. Completing the internal accommodation is a modern four-piece family bathroom, finished to a high standard.

Externally, the rear garden is a true highlight, beautifully landscaped and thoughtfully designed, featuring a patio seating area, a lawned garden and fenced boundaries with mature borders, offering both privacy and an attractive outdoor space.

Internal viewing is highly recommended to fully appreciate the quality, space and location this wonderful 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



Accommodation

Entrance Porch

10' 11" (max) x 1' 11" (3.32m x 0.58m)

Entrance Hall

15' 5" x 7' 7" (4.70m x 2.31m)

Lounge

14' 8" (into bay) x 11' 5" (4.47m x 3.48m)

Dining Room

14' 7" (into bay) x 11' 5" (4.44m x 3.48m)

Kitchen

16' 1" x 10' 3" (max) (4.90m x 3.12m)

Ground Floor WC

4' 6" x 2' 9" (1.37m x 0.84m)

Garage

15' 8" x 8' 0" (4.77m x 2.44m)

First Floor Landing

Bedroom One

11' 11" x 11' 5" (into wardrobe) (3.63m x 3.48m)

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

8' 5" x 7' 8" (2.56m x 2.34m)

Family Bathroom

8' 5" x 7' 8" (2.56m x 2.34m)







Floor Plan

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

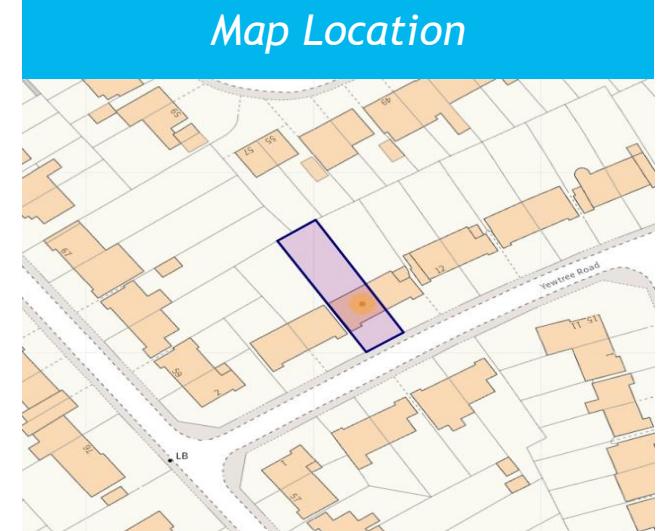


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Plan produced using PlanUp.

Energy Performance Rating

NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE

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 February 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.