



Blackwood Drive, Streetly
Sutton Coldfield, B74 3QF

Offers in the Region Of £350,000

Paul Carr Estate Agents are delighted to present this three-bedroom semi-detached family home, in need of modernisation and set within a highly desirable location, occupying a generous plot that offers excellent potential for extension, subject to the necessary planning permissions.

Ideally positioned for well-regarded local schools (catchments to be verified), as well as nearby shops and amenities, this property is a blank canvass which is perfectly suited to families and first-time buyers alike.

Set back from the road, the home is approached via a neatly maintained fore garden and driveway, which leads to a front porch, side access gate and a detached garage.

Upon entering, you are welcomed into a bright and inviting reception hallway featuring stairs to the first floor and a useful under-stairs storage cupboard.

From here, doors lead to a charming lounge with a bay window overlooking the front, a separate dining room with a feature fireplace and pleasant rear views, and a fitted kitchen.

The kitchen further benefits from an adjoining utility room, providing additional versatile space complete with a sink and drainer, as well as space and plumbing for a washing machine.

To the first floor are three well-proportioned bedrooms, all of which benefit from fitted wardrobes.

The accommodation is completed by a family bathroom, in need of updating, and has a suite comprising a low-flush WC, pedestal wash hand basin and a bath with shower over.

Externally, the property boasts a delightful rear garden featuring a lawned area and a patio space ideal for al-fresco dining and entertaining. There is side gated access to the front of the property and a door providing access into the garage.

Offered for sale with no upward chain, this is a must-view home that combines charm, space and future potential in a sought-after location.

Tenure: We can confirm the property is Freehold.

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

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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Porch

Entrance Hallway

Lounge

13' 9" into bay x 10' 7" max (4.19m x 3.22m)

Dining Room

13' 6" max x 10' 1" max (4.11m x 3.07m)

Kitchen

9' 9" x 6' 5" (2.97m x 1.95m)

Utility Room

21' 3" x 6' 1" (6.47m x 1.85m)

First Floor Landing

Bedroom 1

13' 5" into bay x 10' 8" max (4.09m x 3.25m)

Bedroom 2

13' 6" x 10' 0" (4.11m x 3.05m)

Bedroom 3

10' 2" x 6' 5" (3.10m x 1.95m)

Bathroom 7' 9" max x 5' 7" max (2.36m x 1.70m)

Outside

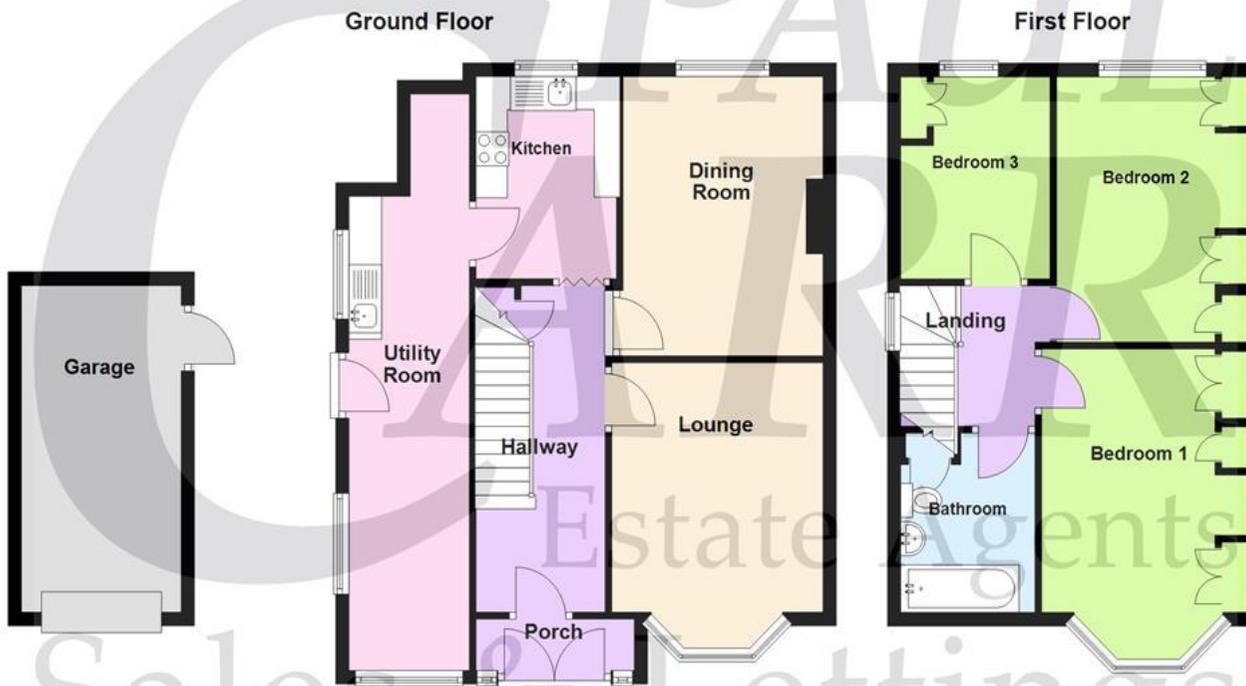
Garage 16' 0" x 8' 0" (4.87m x 2.44m)





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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		
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: 05/02/2026

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.

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