



# Mayfield Road, Streetly, Sutton Coldfield, B74 3PZ

£450,000

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Discover this charming three-bedroom detached home, offering delightful living spaces and a superb garden, ideally situated on Mayfield Road in Streetly.

This property is located in the highly sought-after area of Streetly, known for its pleasant residential streets and community feel. Residents benefit from convenient access to a range of local amenities, including independent shops, supermarkets, cafes, and popular eateries, particularly in nearby Mere Green. The area is well-regarded for its excellent local schools, making it an ideal choice for families. Outdoor enthusiasts will appreciate the proximity to Sutton Park, one of Europe's largest urban parks, offering vast opportunities for walking, cycling, and other recreational activities. Commuters will find good transport links, including regular bus services and easy access to major road networks, providing straightforward routes to Sutton Coldfield, Walsall, and Birmingham city centre.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance porch that leads into a spacious hall. The ground floor features a bright living room, a generous dining room with garden views, and a well-appointed kitchen offering access to the garage and rear garden. Upstairs, you will find three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a driveway providing off-road parking, a single garage, and a beautifully presented rear garden, perfect for relaxation and outdoor entertaining.

An internal viewing is highly recommended to fully appreciate the space, character, and desirable location of this inviting family home.

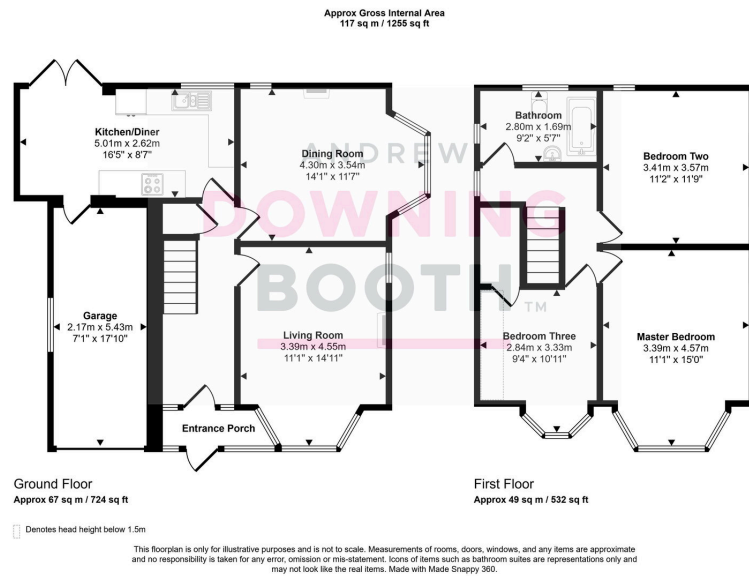
### Entrance Porch

A front-facing door with glazed panel and side window opens into a useful entrance porch, fitted with flooring and providing access into the main entrance hall.

### Entrance Hall

A welcoming entrance hall featuring exposed wooden floorboards and a radiator. Stairs rise to the first-floor accommodation, with





- Three Bedroom Detached Family Home
- Two Spacious Reception Rooms
- Beautifully Maintained & Spacious Rear Garden
- Fitted Alarm System
- EPC Rating: D
- Attractive & Spacious Corner Plot
- Large Driveway With Side Garage
- Three Well-Proportioned Bedrooms
- Freehold
- Council Tax Band: E

