



Blackwood Drive, Streetly
Sutton Coldfield, B74 3QL

£400,000

Situated on the highly desirable Blackwood Drive in Streetly, this three-bedroom semi-detached family home offers generous living accommodation and excellent potential for further enhancement.

The property welcomes you via an entrance porch leading into a bright and inviting entrance hall. The ground floor boasts a spacious through lounge/dining room, ideal for both everyday living and entertaining, along with an extended separate sitting room providing additional versatile living space. A well-appointed kitchen is complemented by a utility room and a convenient ground floor WC.

To the first floor, a spacious landing gives access to three well-proportioned double bedrooms, alongside an additional room that lends itself perfectly to use as a home study, nursery, or useful storage space. The accommodation is serviced by a family bathroom comprising a bath with overhead shower, low flush WC, and wash hand basin.

The location is a true standout feature, being within close proximity to Blackwood Park, as well as Blackwood Shops which offer a variety of everyday essentials. The property is also well placed for reputable local schools and excellent public transport links.

Externally, the property benefits from a driveway to the front providing off-road parking and access to the garage. To the rear, there is a spacious and attractively landscaped garden featuring a lawn area, mature shrubbery, and fenced surroundings.

This is a fantastic opportunity to acquire a well-located family home with great potential to create something truly special.

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



Accommodation

Porch

3' 1" x 5' 7" (0.94m x 1.70m)

Entrance Hallway

14' 11" x 5' 8" (4.54m x 1.73m)

Lounge/Dining Room

26' 8" (into bay) x 10' 11" (8.12m x 3.32m)

Kitchen

8' 9" x 13' 8" (2.66m x 4.16m)

Sitting Room

11' 6" x 16' 6" (3.50m x 5.03m)

Utility Room

10' 5" (max) x 9' 9" (max) (3.17m x 2.97m)

Ground Floor WC

2' 6" x 5' 0" (0.76m x 1.52m)

Garage

18' 1" x 10' 11" (5.51m x 3.32m)

First Floor Landing

Bedroom One

15' 6" (into bay) x 10' 9" (4.72m x 3.27m)

Bedroom Two

11' 8" x 10' 9" (3.55m x 3.27m)

Bedroom Three

8' 8" x 13' 10" (2.64m x 4.21m)

Study

5' 4" x 7' 8" (1.62m x 2.34m)

Bathroom

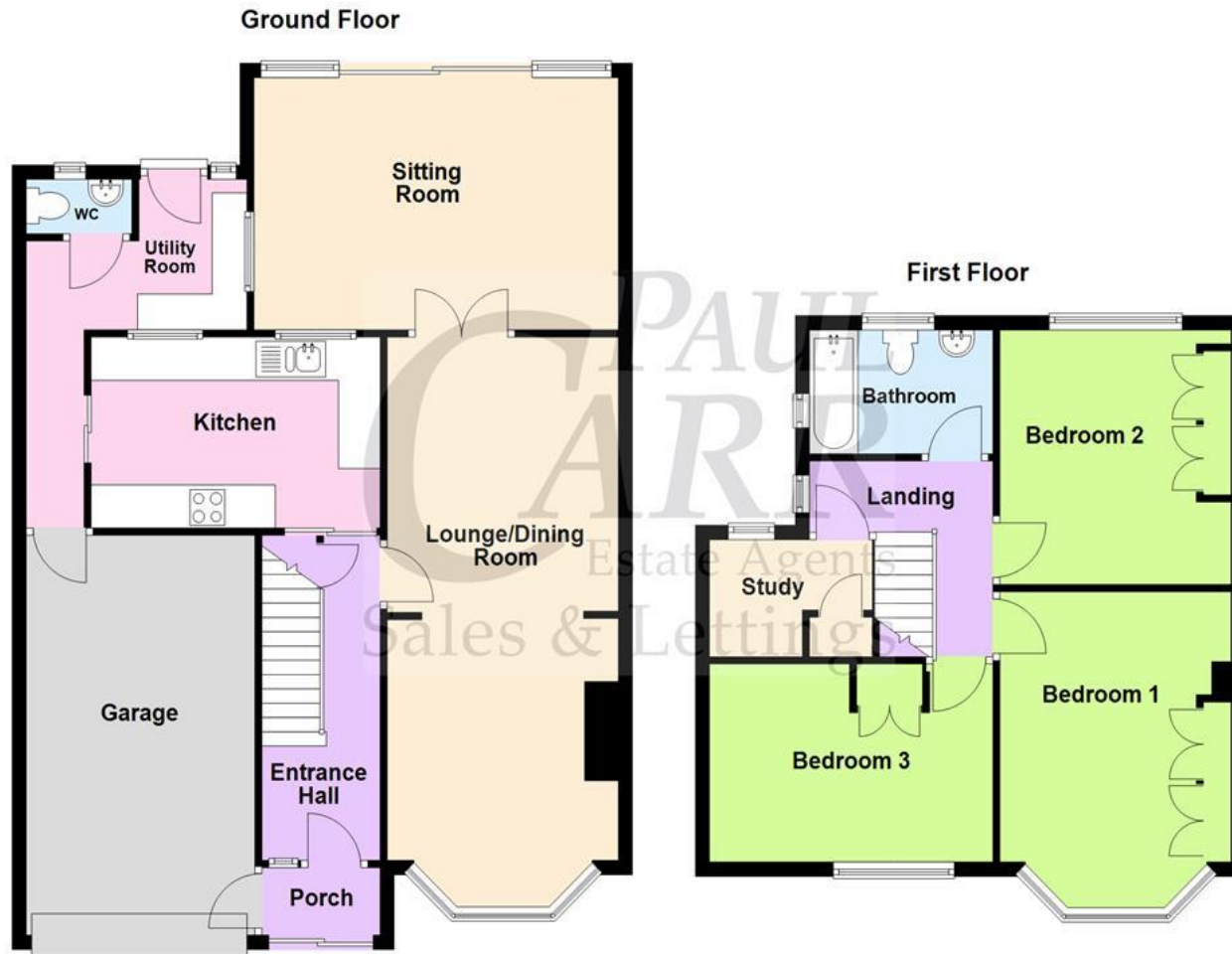
5' 8" x 8' 2" (1.73m x 2.49m)





Floor Plan

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

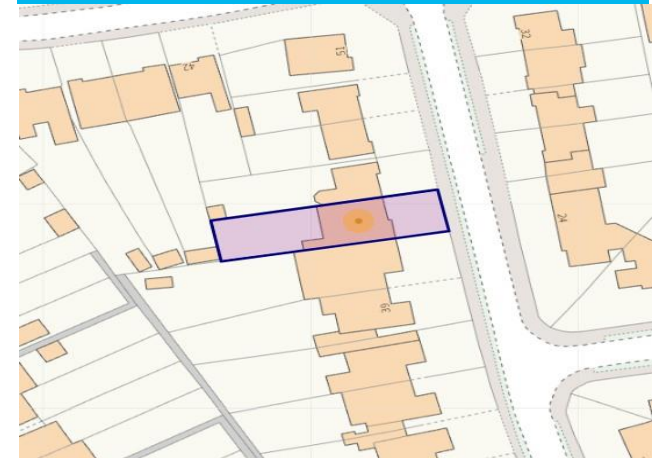


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

**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:

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.