



Compton Drive, Streetly,
Sutton Coldfield, B74 2DB

£350,000

Paul Carr Estate Agents are delighted to present this substantially improved and extended three-bedroom semi-detached family home, ideally situated in a highly desirable location in Streetly. Set back from the road in a peaceful cul-de-sac position, the property is conveniently located for a range of popular local schools, amenities and transport links. (School catchment areas should be independently checked.)

A driveway provides access to the front entrance, which opens into a welcoming hallway with doors leading to the guest WC and spacious lounge. The lounge provides an excellent family living space, featuring stairs rising to the first-floor landing, a door into the kitchen and open-plan access to the dining area. From here, the accommodation flows seamlessly into the conservatory, which offers further versatile living space, French doors opening onto the patio and attractive views over the rear garden.

The impressive extended breakfast kitchen forms the heart of this generous family home and is fitted with a comprehensive range of wall, drawer and base units with complementary work surfaces over. Features include an integrated oven, hob and extractor, integrated dishwasher situated by the kitchen sink, one-and-a-half bowl sink with drainer and mixer tap, together with a useful island incorporating a breakfast bar. An inner hallway off the kitchen provides access to a practical utility area, complete with work surface and space and plumbing for a washing machine and additional appliances. There is also access to a versatile family room, offering flexible accommodation that could be adapted to suit a variety of family requirements.

To the first floor are three well-proportioned bedrooms and a contemporary family shower room. The shower room is fitted with a modern suite comprising a low-flush WC, wash hand basin and walk-in shower cubicle, complemented by attractive wall tiling.

Externally, the rear garden is a particular highlight of this impressive home. The garden features a charming patio area, a generous lawn, rear flower beds and enclosed boundaries, together with gated side access.

Overall, this superbly extended and thoughtfully improved property offers spacious and versatile family accommodation in a sought-after Streetly location.

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



Ground Floor Accommodation

Entrance Hallway 5' 7" x 2' 9" (1.70m x 0.84m)

Guest wc 5' 2" x 2' 3" (1.57m x 0.69m)

Lounge 15' 9" max x 14' 0" max (4.80m x 4.26m)

Dining Area 9' 7" x 7' 7" (2.92m x 2.31m)

Conservatory 9' 3" x 14' 6" (2.82m x 4.42m)

Extended Kitchen/Breakfast Room 10' 4" max x 17' 3" max
(3.15m x 5.25m)

Inner Hallway

Utility Area 4' 2" x 5' 8" (1.27m x 1.73m)

Family Room 10' 6" x 8' 8" (3.20m x 2.64m)

First Floor Accommodation

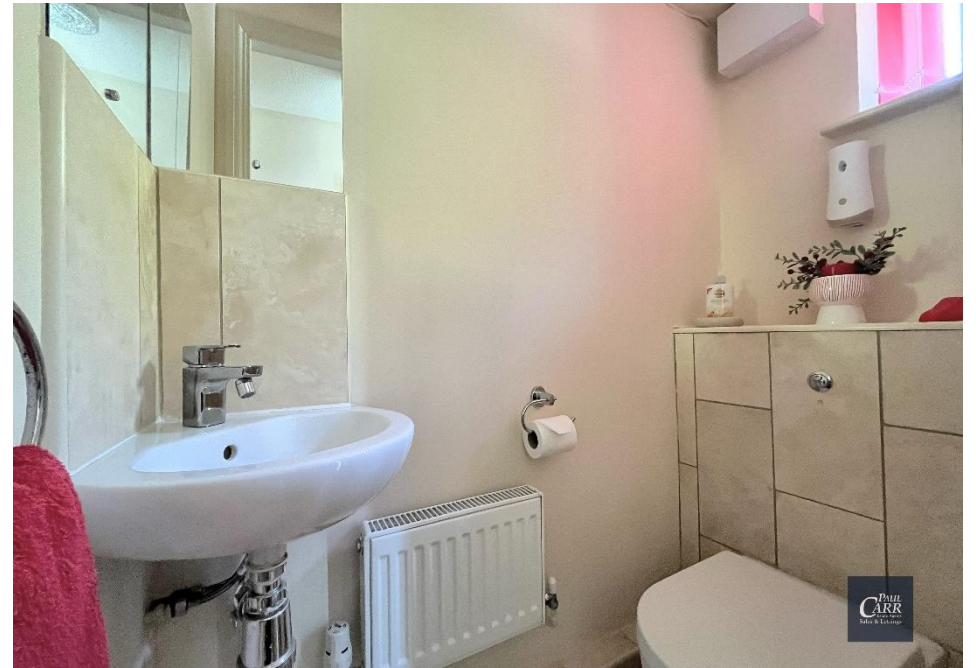
Bedroom One 12' 7" max x 9' 4" max (3.83m x 2.84m)

Bedroom Two 11' 3" max x 9' 3" max (3.43m x 2.82m)

Bedroom Three 8' 1" max x 8' 6" max (2.46m x 2.59m)

Shower Room 5' 9" x 7' 3" (1.75m x 2.21m)



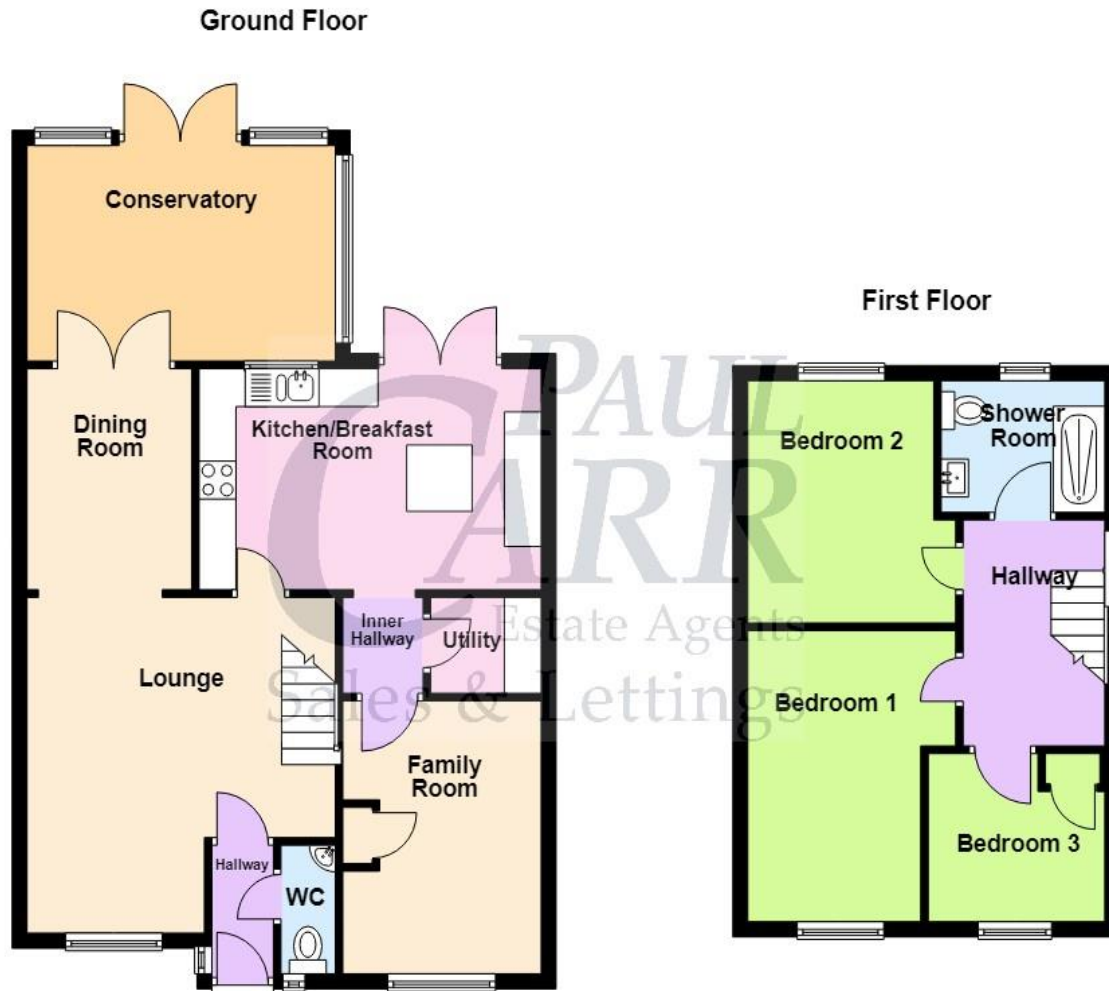






Floor Plan

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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Plan produced using PlanUp.

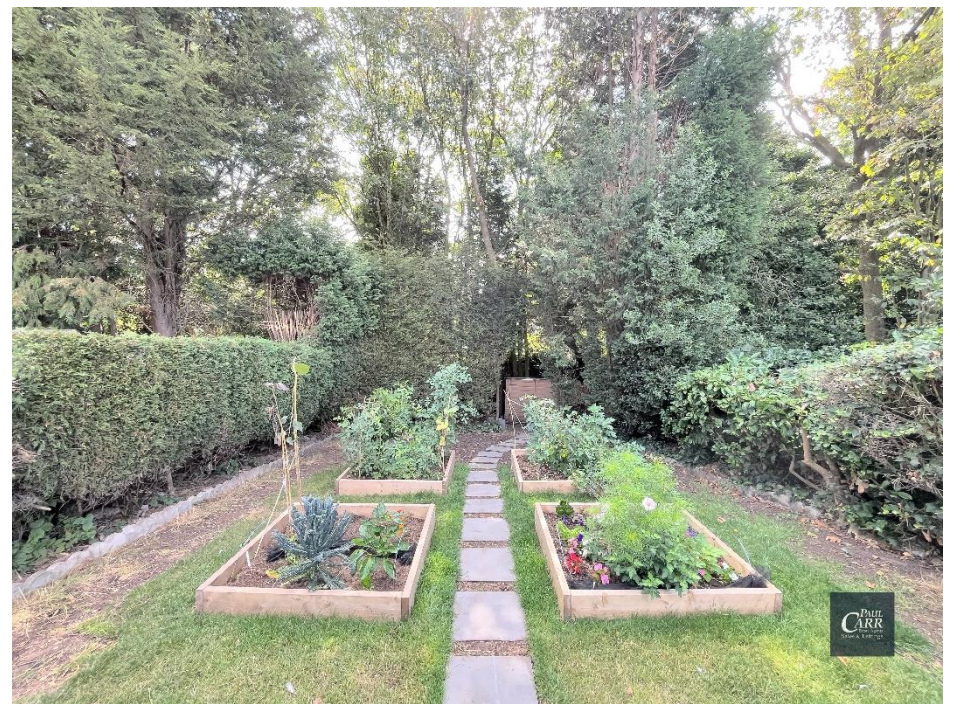
Energy Performance Rating

**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: 21st August 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.