



Alder Way, Streetly
Sutton Coldfield, B74 3SY

Offers Over £325,000

Situated on the popular Alder Way in Streetly, this well-proportioned three-bedroom semi-detached family home occupies a convenient position within close proximity to reputable local schools, excellent public transport links and a range of nearby amenities.

The property is approached via a block-paved driveway, providing ample off-road parking for multiple vehicles and access to the integral garage.

Internally, an entrance porch opens directly into a spacious lounge, featuring a bay window to the front and double doors leading into the impressive open-plan kitchen and dining room.

The kitchen offers direct internal access to the garage, while the dining area flows naturally into a bright conservatory overlooking the rear garden, creating an excellent space for family living and entertaining.

To the first floor, the landing provides access to three generous double bedrooms, with bedroom one benefiting from fitted wardrobes. The accommodation is completed by a family bathroom comprising a panelled bath with an overhead shower, low-level WC, wash hand basin and heated towel radiator.

Externally, the property enjoys a private rear garden featuring a paved patio area, a neatly maintained lawn, mature shrubbery and fenced boundaries. Offering spacious and versatile accommodation in a sought-after residential location, internal viewing is highly recommended.

Tenure: We can confirm the property is currently Leasehold, but will be Freehold upon completion.

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

7' 4" x 3' 0" (2.23m x 0.91m)

Lounge

20' 1" (max) x 10' 4" (max) (6.12m x 3.15m)

Kitchen/Dining Room

10' 11" x 18' 11" (3.32m x 5.76m)

Conservatory

16' 0" x 11' 3" (4.87m x 3.43m)

Garage

16' 7" x 7' 11" (5.05m x 2.41m)

First Floor Landing

Bedroom One

11' 2" x 10' 7" (3.40m x 3.22m)

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.94m)

Bedroom Three

12' 9" x 8' 5" (3.88m x 2.56m)

Bathroom

7' 3" x 8' 0" (2.21m x 2.44m)







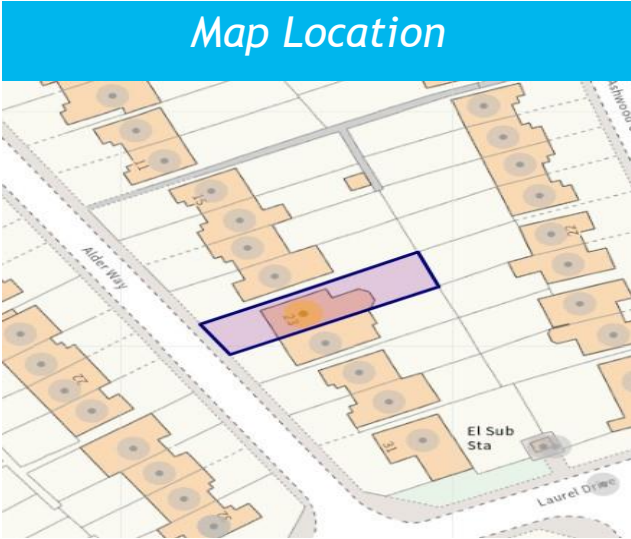
Floor Plan

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		









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: 29th July 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.