



Chester Road, Streetly
Sutton Coldfield, B74 2HH

 **£575,000**

This beautifully extended four bedroom semi detached family home on Chester Road in Streetly offers spacious and versatile living accommodation, ideal for modern family life. Situated in a popular residential location, the property benefits from excellent access to reputable local schools, convenient public transport links, a range of amenities, and the expansive 2,400 acre Sutton Park nature reserve.

The ground floor welcomes you via a porch into a spacious entrance hallway, leading through to a stunning open-plan kitchen, dining, and family area, perfect for both everyday living and entertaining. This impressive space features underfloor heating, two skylights allowing for an abundance of natural light, and bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with a high-quality electric Neff hob, integral dishwasher, oven, and grill, complemented by modern finishes throughout. Additional ground floor accommodation includes a large utility and storage room, a contemporary shower room, and useful under-stairs storage.

Upstairs, the first floor comprises a generous landing leading to four well-proportioned bedrooms and a modern four-piece family bathroom, offering comfort and practicality for growing families.

Externally, the property boasts a large driveway to the front providing off-road parking for multiple vehicles, enhanced by a drive safety bollard and outdoor electrical sockets. Mature trees and hedging provide privacy and a natural screen from the main road. The rear garden is a private and enclosed space, mainly laid to lawn and featuring a patio seating area, ideal for relaxing or entertaining outdoors.

Additional benefits include outdoor electrical points to both the front and rear, integrated CCTV, an alarm system, wireless thermostats, and a fully boarded loft offering excellent storage. This well appointed home combines modern features with generous living space in a highly convenient location, an ideal opportunity for families seeking comfort, style, and practicality.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Mains electric, gas, water and 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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Sales & Listings

Accommodation

Entrance Porch

4' 3" x 5' 10" (1.29m x 1.78m)

Entrance Hall

20' 3" x 5' 10" (6.17m x 1.78m)

Open Plan Kitchen/Dining/Family Room

Kitchen Area

23' 1" x 7' 0" (7.03m x 2.13m)

Dining/Family Area

20' 6" (max) x 18' 8" (max) (6.24m x 5.69m)

Lounge

16' 0" (into bay) x 10' 9" (4.87m x 3.27m)

Utility Room

23' 6" x 5' 11" (7.16m x 1.80m)

Shower Room

9' 7" x 4' 5" (max) (2.92m x 1.35m)

Garage

14' 9" x 6' 11" (4.49m x 2.11m)

First Floor Landing

Bedroom One

16' 2" (into bay) x 8' 7" (to wardrobe) (4.92m x 2.61m)

Bedroom Two

14' 6" x 8' 5" (to wardrobe) (4.42m x 2.56m)

Bedroom Three

12' 11" x 6' 8" (3.93m x 2.03m)

Bedroom Four

8' 5" x 5' 11" (2.56m x 1.80m)

Family Bathroom

7' 11" x 7' 7" (2.41m x 2.31m)







Floor Plan

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

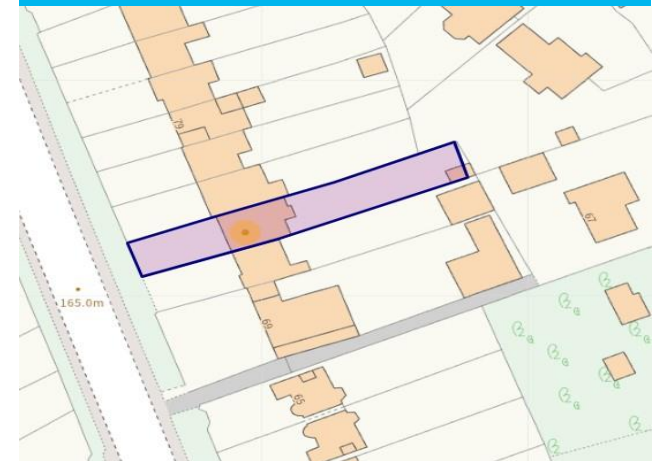


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
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: 30th March 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.