



30 Millcroft Road, Streetly  
Sutton Coldfield, B74 2EE

**£625,000**



Situated on the highly sought after Millcroft Road in Streetly, this immaculately presented four-bedroom detached family home occupies a prime position within a quiet cul-de-sac, offering both privacy and convenience. Located just a short distance from the stunning Sutton Park, a magnificent 2,400 acre national nature reserve, the property also benefits from close proximity to reputable local schools, everyday amenities and excellent public transport links.

Approached via a generous driveway providing off road parking for two vehicles, the home also boasts a double garage with electric door, offering additional secure parking or versatile storage space. Internally, the property immediately impresses with a larger than average porch leading into a welcoming entrance hallway, setting the tone for the warm and inviting atmosphere that continues throughout. The heart of the home is the modern open plan kitchen/dining room, thoughtfully designed with a range of quality fitted appliances and ample workspace. This superb family area flows seamlessly into a bright conservatory, enjoying delightful views over the beautifully landscaped rear garden. Practicality is equally well catered for, with a separate utility room, a convenient ground floor WC, and a dedicated home office/study, ideal for modern family living or remote working. The spacious lounge provides a perfect space to relax and unwind, featuring a charming bay window overlooking the rear garden and allowing natural light to flood the room. To the first floor, the sense of space continues with four excellent-sized bedrooms, all beautifully presented. The accommodation is complemented by a luxurious modern four piece family bathroom and an additional contemporary shower room, both finished to a high standard.

Externally, the rear garden is a peaceful and private retreat, landscaped to an exceptional standard. It features a generous patio area ideal for outdoor entertaining, a raised lawn, mature shrubbery and secure fenced borders. A further 'secret garden' area provides a discreet space for hanging laundry, while also offering potential for additional parking if desired. This outstanding property truly represents a wonderful family home, offering generous accommodation, modern comforts and a warm, welcoming feel from the moment you step inside.

Internal viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is F 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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

**Entrance Porch** 8' 1" x 5' 11" (2.46m x 1.80m)

**Entrance Hall** 12' 0" x 6' 8" (3.65m x 2.03m)

**Lounge** 14' 2" (into bay) x 14' 10" (4.31m x 4.52m)

**Kitchen/Dining Room** 12' 5" (max) x 25' 2" (3.78m x 7.66m)

**Utility Room** 7' 8" x 7' 7" (2.34m x 2.31m)

**Study** 11' 5" x 7' 8" (3.48m x 2.34m)

**WC** 6' 0" x 3' 1" (1.83m x 0.94m)

**Double Garage** 17' 7" x 17' 2" (5.36m x 5.23m)

**Conservatory** 10' 1" x 10' 0" (3.07m x 3.05m)

### **First Floor Landing**

**Bedroom One** 11' 10" x 10' 8" (to wardrobe) (3.60m x 3.25m)

**En-suite** 6' 10" x 5' 9" (2.08m x 1.75m)

**Bedroom Two** 12' 1" x 11' 10" (3.68m x 3.60m)

**Bedroom Three** 12' 8" (max) x 7' 10" (3.86m x 2.39m)

**Bedroom Four** 12' 0" x 6' 9" (3.65m x 2.06m)

**Family Bathroom** 7' 9" x 7' 3" (2.36m x 2.21m)



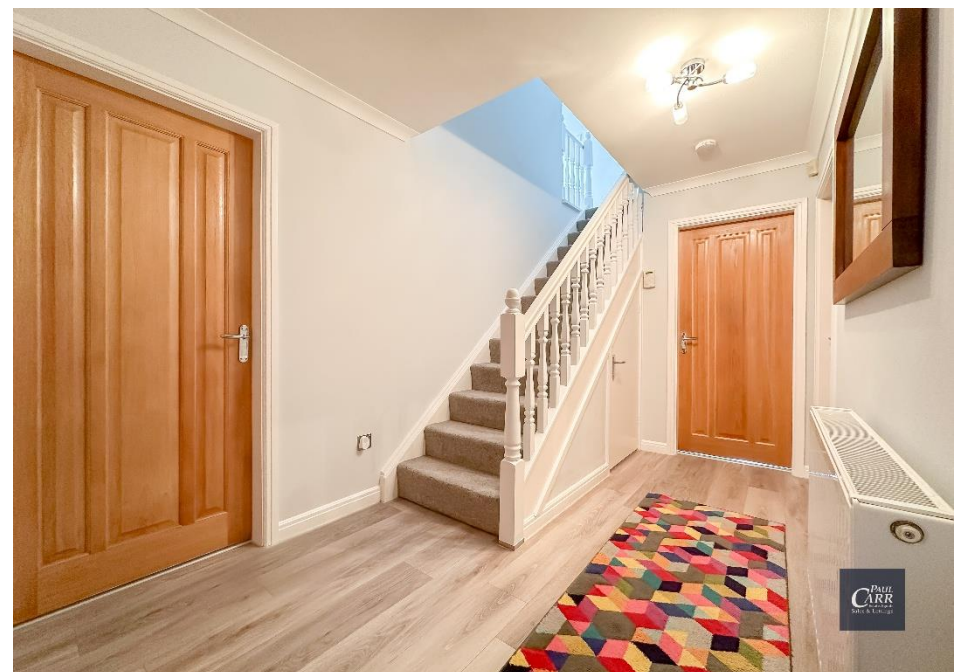












# Floor Plan

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

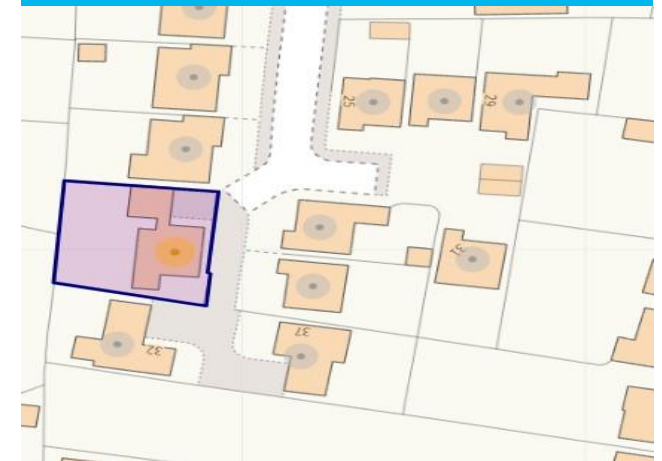


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Plan produced using PlanItUp

## 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: 18th February 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.