



Chester Road, Streetly  
Sutton Coldfield, B74 3DX

**£325,000**

Situated in a desirable residential location, this well-presented three-bedroom semi-detached property offers a fantastic opportunity for family living. Ideally positioned close to reputable local schools, excellent public transport links, and a wide range of amenities, the home provides a perfect blend of comfort, space, and convenience.

Approached via a smart block-paved driveway and a neatly maintained front garden, the property welcomes you inside through an open porch that leads into a spacious dining area. The home has recently been redecorated throughout and features newly fitted carpets in the porch/dining area, lounge, stairs, first-floor landing, and all three bedrooms, giving it a fresh and inviting feel.

The ground floor comprises a separate lounge ideal for relaxing, and a well-appointed kitchen offering ample cupboard space and functionality for everyday family use.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, a family bathroom, and a separate WC, providing practical and comfortable accommodation for a growing family.

To the rear of the property is a private garden, complete with a patio area and a lawn bordered by established shrubs, creating a pleasant and secluded outdoor space.

Additional features include an integral garage for secure parking or extra storage, and a convenient side porch providing access from the front to the rear of the property.

Offered for sale with no upward chain, this home is ready for immediate occupation. Internal viewing is strongly recommended to fully appreciate the location, presentation, and potential of this wonderful family home.

**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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Open Entrance Porch

#### Dining Room

12' 10" x 11' 6" (3.91m x 3.50m)

#### Lounge

15' 11" x 11' 10" (4.85m x 3.60m)

#### Kitchen

18' 0" x 7' 9" (5.48m x 2.36m)

#### Side Porch

8' 4" x 2' 10" (2.54m x 0.86m)

### Garage

### First Floor Landing

#### Bedroom One

13' 10" x 10' 9" (4.21m x 3.27m)

#### Bedroom Two

13' 11" x 10' 9" (4.24m x 3.27m)

#### Bedroom Three

9' 2" x 8' 11" (2.79m x 2.72m)

#### Bathroom

8' 10" x 8' 5" (2.69m x 2.56m)

### WC





# Floor Plan

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

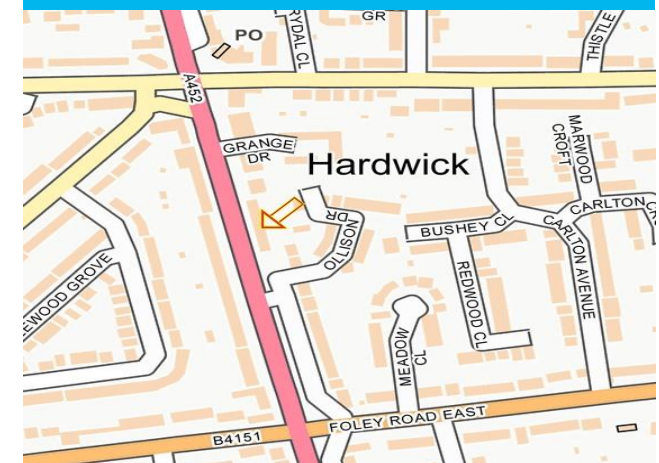


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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 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: 2nd October 2024