



Manor Road, Streetly,  
Sutton Coldfield, B74 3NG

**Offers Over £450,000**

Positioned on one of the most sought-after roads in the heart of Streetly, this immaculately presented and thoughtfully extended three-bedroom semi-detached family home offers an exceptional standard of living, ideally located for highly regarded local schools (subject to catchment), excellent transport links, local amenities, and the stunning Royal Sutton Park.

Set back from the road behind a substantial multi-vehicle driveway, the property immediately impresses with its attractive kerb appeal. Upon entering, you are welcomed by a striking entrance hallway that creates a superb first impression and sets the tone for the stylish accommodation throughout.

To the front of the property is an elegant bay-fronted dining room, featuring a beautiful fireplace as its focal point, creating a warm and inviting space for formal dining and entertaining.

To the rear, the extended lounge enjoys delightful views across the landscaped garden, with French doors opening directly onto the patio, seamlessly blending indoor and outdoor living. The impressive extended kitchen/diner has been beautifully designed and fitted with a comprehensive range of wall, drawer, and base units, complemented by granite work surfaces, an integrated sink unit, matching breakfast bar, and the added luxury of underfloor heating. Leading from the kitchen is a spacious garage with doors to the front, a Belfast-style sink, access to the rear garden, and entry into a contemporary ground floor shower room. The shower room is fitted with a modern suite comprising a low flush WC, pedestal wash hand basin, and shower cubicle.

To the first floor, the property offers three well-proportioned bedrooms alongside a stunning re-fitted family bathroom. Finished to an exceptional standard, the bathroom features a contemporary suite including a low flush WC, wash hand basin, walk-in shower cubicle, and freestanding bath, complemented by tiled walls and flooring with underfloor heating.

Externally, the rear garden is a true highlight of the home and has been beautifully landscaped to create a private and versatile outdoor retreat. A generous patio area provides the perfect setting for al fresco dining and entertaining, alongside a well-maintained lawn and additional pebbled seating area.

Completing the garden is a superb summer house with electricity supply, offering flexible use as a home office, gym, studio, or entertainment space, in addition to a separate storage shed.

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)



### **Ground Floor Accommodation**

Porch 6' 0" x 2' 9" (1.83m x 0.84m)

Hallway 15' 4" x 6' 1" (4.67m x 1.85m)

Dining Room 14' 4" into bay x 11' 4" max (4.37m x 3.45m)

Extended Lounge 19' 1" max x 10' 8" max (5.81m x 3.25m)

Extended Kitchen 18' 2" max x 9' 9" max (5.53m x 2.97m)

Ground Floor Shower Room 7' 2" x 3' 7" (2.18m x 1.09m)

### **First Floor Accommodation**

Bedroom One 15' 5" max x 11' 5" max (4.70m x 3.48m)

Bedroom Two 12' 0" max x 11' 0" max (3.65m x 3.35m)

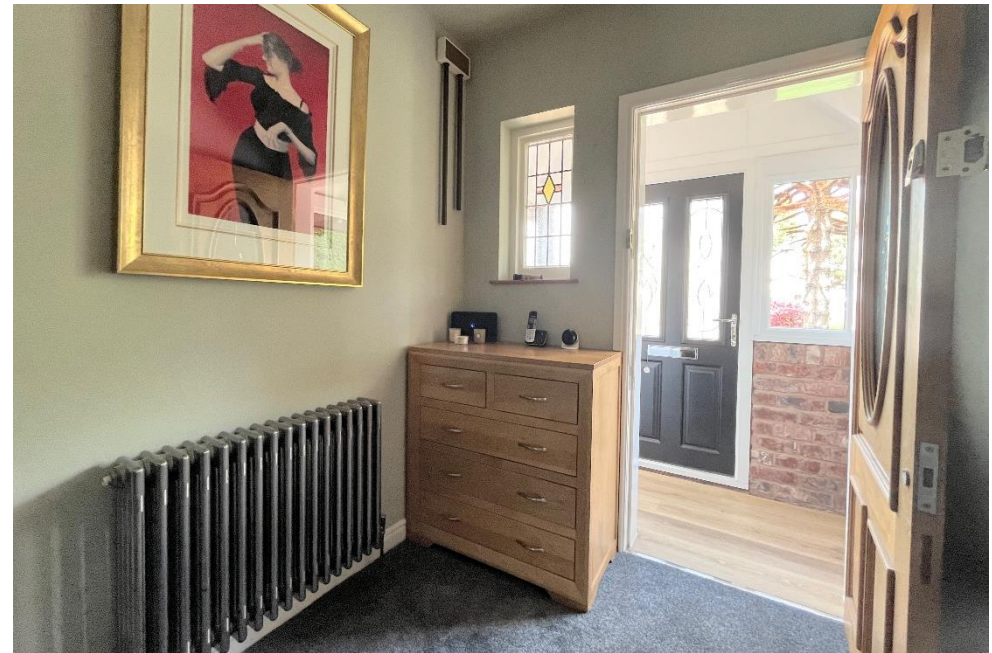
Bedroom Three 7' 7" x 6' 1" (2.31m x 1.85m)

Bathroom

### **Outside**

Garage 22' 7" max x 10' 7" max (6.88m x 3.22m)

Summer House

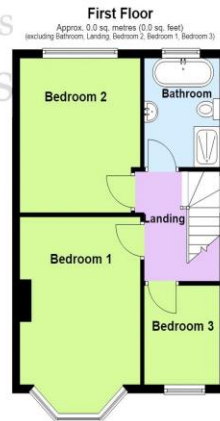
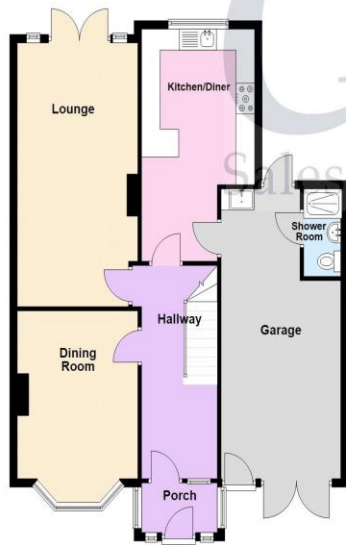
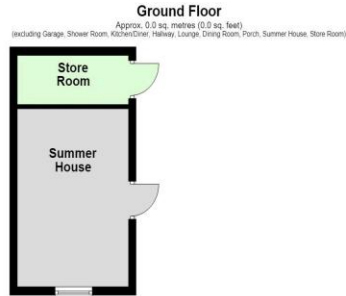






# Floor Plan

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



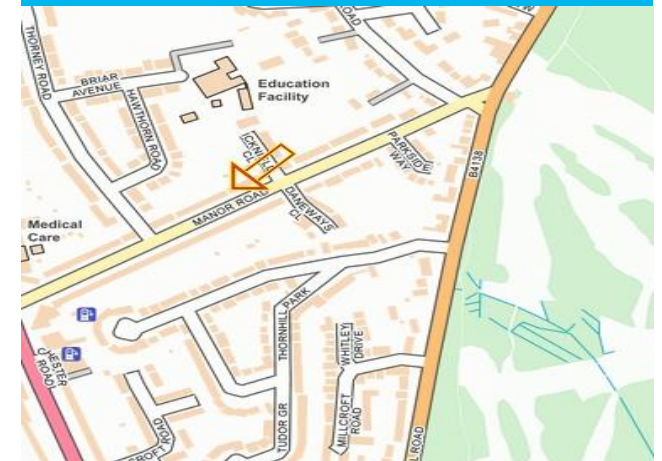
Total area: approx. 0.0 sq. metres (0.0 sq. feet)  
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Plan produced using PlanUp.

**PAUL CARR**  
Estate Agents  
Sales & Lettings

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 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:

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