



Windermere Drive, Streetly
Sutton Coldfield, B74 3LD

£325,000

Offered for sale with no onward chain, this three bedroom semi detached family home occupies a sought after residential location in Streetly and presents an excellent opportunity for purchasers looking to update and personalise a property to their own taste.

The accommodation is entered via a porch leading into the entrance hall, with doors providing access to the lounge, dining room and kitchen. Sliding doors between the lounge and dining room allow for an open plan feel when desired, creating a flexible living and dining space. The kitchen benefits from access to a useful storage room, while a ground floor WC adds further practicality. To the first floor, the landing leads to three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a driveway providing off-road parking, alongside a front lawned garden. Shared side access leads to the rear garden, which enjoys a private outlook with no properties directly overlooking from the rear. The garden features a patio seating area, a lawn and a variety of mature trees and shrubs.

Whilst the property would benefit from a programme of modernisation, it offers well-balanced accommodation and excellent potential for improvement. Ideally situated close to reputable local schools, a range of amenities, transport links, popular eateries and the extensive parkland of Sutton Park, the property is well placed for family living.

Internal viewing is highly recommended to appreciate the accommodation and potential on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



**PAUL
CARR**
Estate Agents
Sales & Lettings

Accommodation

Porch

7' 3" x 1' 11" (2.21m x 0.58m)

Entrance Hallway

13' 0" x 7' 10" (3.96m x 2.39m)

Lounge

13' 5" (into bay) x 11' 7" (4.09m x 3.53m)

Dining Room

10' 2" x 11' 7" (3.10m x 3.53m)

Kitchen

6' 8" x 7' 10" (2.03m x 2.39m)

Ground Floor WC

8' 3" x 2' 7" (2.51m x 0.79m)

Store Room

8' 0" x 3' 0" (2.44m x 0.91m)

First Floor Landing

Bedroom One

14' 0" (into bay) x 11' 6" (4.26m x 3.50m)

Bedroom Two

10' 1" x 11' 6" (3.07m x 3.50m)

Bedroom Three

11' 10" (max) x 8' 7" (3.60m x 2.61m)

Shower Room

5' 5" x 7' 8" (1.65m x 2.34m)

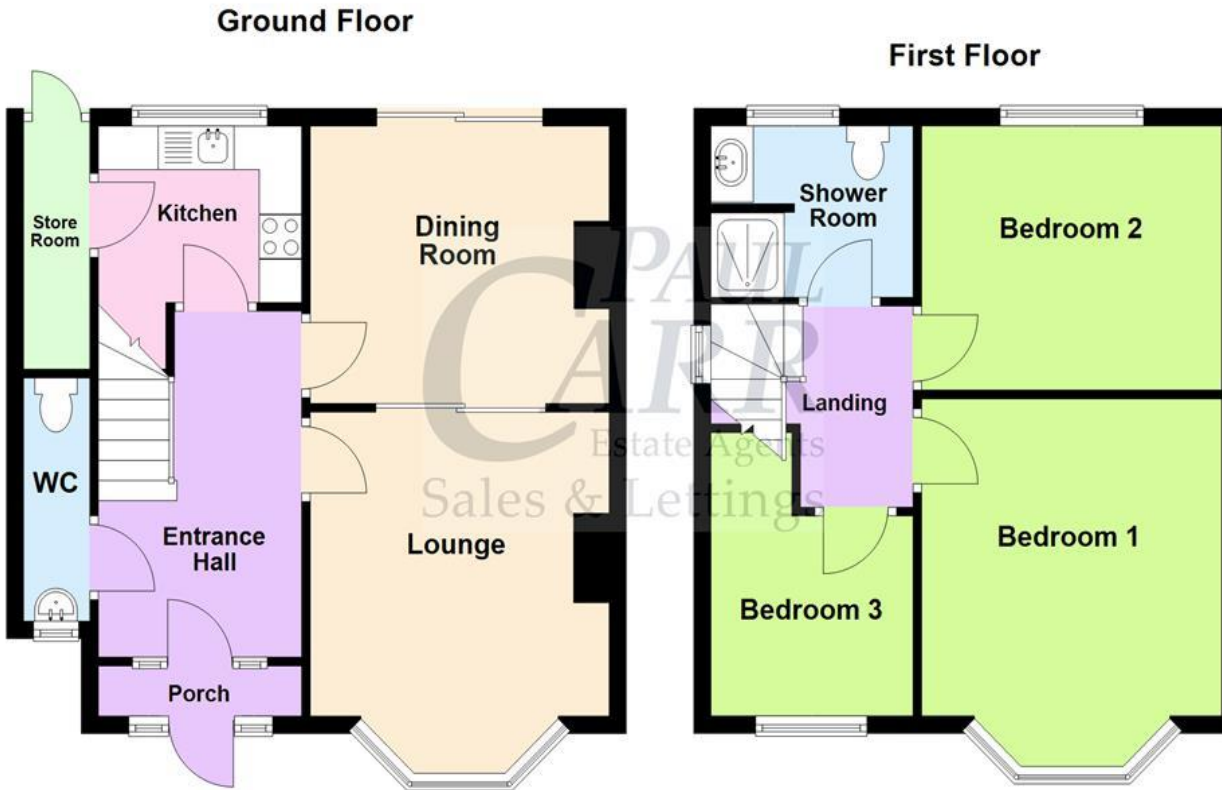






Floor Plan

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

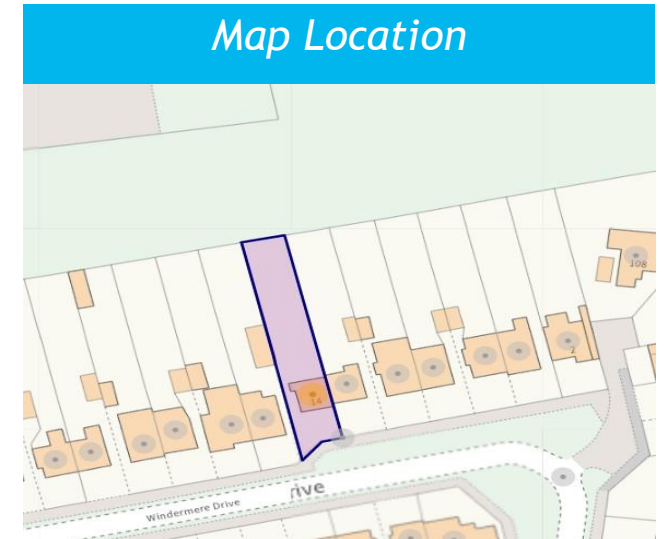


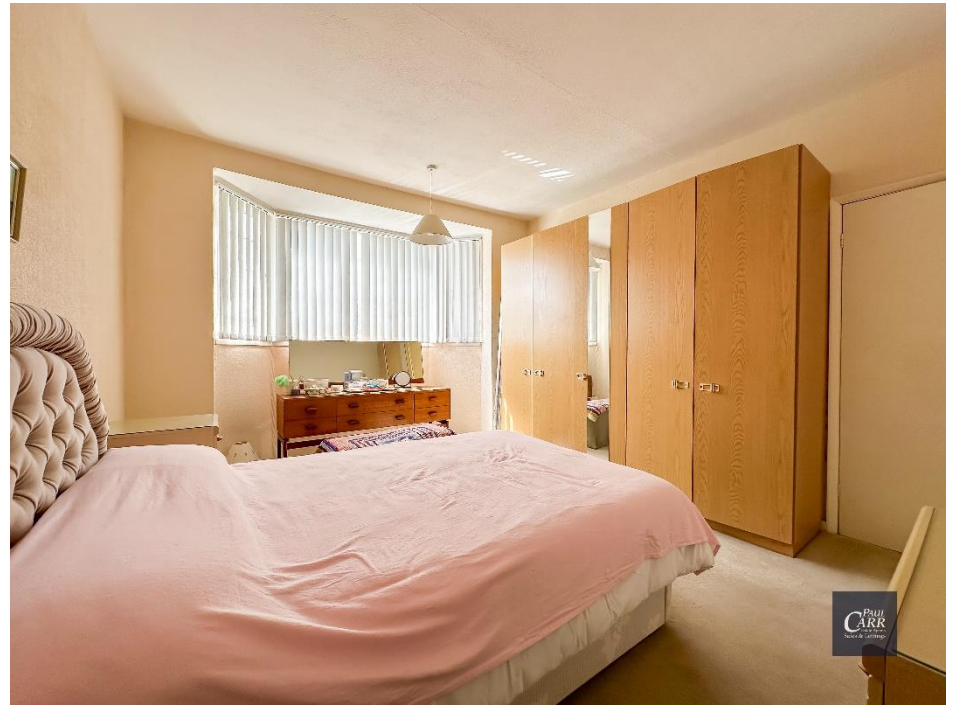
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 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: 8th June 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.