



Foley Road West, Streetly  
Sutton Coldfield, B74 3NX

**£680,000**

An impressive and substantially extended four-bedroom detached family home, occupying a desirable position on the ever-popular Foley Road West. Recently renovated to an excellent standard throughout, the property combines spacious and versatile accommodation with a superb specification, making it an ideal choice for growing families.

The home is conveniently located within easy reach of reputable local schools, public transport links, everyday amenities, Blackwood Park and Sutton Park's 2,400-acre National Nature Reserve.

The ground-floor accommodation begins with an entrance porch leading into a welcoming reception hall, featuring a newly installed staircase and seamless herringbone flooring. A comfortable separate lounge provides an excellent space in which to relax, while the heart of the home is the outstanding extended open-plan kitchen and living area. Designed with both family life and entertaining in mind, the newly fitted kitchen features quartz work surfaces, extensive storage and an impressive selection of integrated appliances, including two large refrigerators, two freezers, a dishwasher, hob with concealed extractor, oven, warming drawer and a built-in combination microwave offering additional oven and grill functions. Bi-folding doors provide a seamless connection with the rear garden and allow an abundance of natural light into the room.

A separate utility room offers further practical storage and workspace, while the remainder of the ground floor includes a modernised guest WC and a shortened garage providing useful storage.

New external doors have been fitted throughout, including the porch, front and rear doors and bi-folding doors, with strengthened panels and upgraded locking systems providing additional security.

To the first floor are three well proportioned bedrooms, several of which benefit from bespoke fitted wardrobes, together with a stylishly modernised family bathroom. The second floor provides an impressive fourth bedroom with useful eaves storage and a newly completed en-suite bathroom, installed in May 2026, creating an excellent principal bedroom, guest suite or private space for an older child.

Further improvements include new flush triple glazed windows throughout, bespoke fitted blinds, new internal doors, fresh decoration and a modern boiler installed approximately two years ago with Wi-Fi-enabled controls.

Externally, the property benefits from off road parking to the front, while the newly landscaped rear garden provides an attractive and enjoyable setting for outdoor dining, entertaining and family recreation.

Offering generous accommodation across three floors, a high-quality finish and an extensive programme of recent improvements, this exceptional family home must be viewed internally to be fully appreciated.



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



### Accommodation

**Entrance Porch** 5' 8" x 3' 11" (1.73m x 1.19m)

**Entrance Hall** 16' 2" x 7' 3" (max) (4.92m x 2.21m)

**Open Plan Living Kitchen** 24' 10" (max) x 26' 10" (max) (7.56m x 8.17m)

**Lounge** 13' 0" x 10' 9" (3.96m x 3.27m)

**Utility Room** 7' 1" x 6' 11" (2.16m x 2.11m)

**Ground Floor WC** 5' 7" x 2' 11" (1.70m x 0.89m)

**Shortened Garage** 8' 10" x 8' 0" (2.69m x 2.44m)

### **First Floor Landing**

**Bedroom One** 14' 10" x 9' 2" (4.52m x 2.79m)

**Bedroom Two** 12' 2" x 10' 10" (3.71m x 3.30m)

**Bedroom Four** 10' 11" x 6' 6" (3.32m x 1.98m)

**Family Bathroom** 10' 10" x 7' 6" (3.30m x 2.28m)

### **Second Floor**

**Bedroom Three** 17' 3" x 9' 3" (5.25m x 2.82m)

**En-Suite** 8' 0" x 6' 4" (2.44m x 1.93m)







# 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             | 73 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: 9th July 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.