



Yewtree Road, Streetly  
Sutton Coldfield, B74 3SL

**£360,000**

This beautifully presented three bedroom semi detached family home is situated on Yewtree Road in Streetly, offering a superb location within close proximity to reputable local schools, excellent public transport links, a range of local amenities, and the ever popular Blackwood Park. The property is approached via a generous block paved driveway, providing off road parking for multiple vehicles, alongside access to the garage, side entry to the rear garden, and a useful storm porch entrance.

Internally, the home welcomes you with a bright and inviting entrance hallway. The ground floor accommodation flows effortlessly, featuring an open plan lounge leading into the dining room, creating an ideal space for both relaxing and entertaining. The lounge benefits from a charming bay window to the front, allowing for plenty of natural light, while the dining area enjoys French doors opening out onto the rear garden. The layout continues seamlessly into the kitchen, enhancing the home's sociable feel. A convenient ground floor WC completes the downstairs accommodation. To the first floor, the landing provides access to three well proportioned bedrooms, including two doubles and a single, alongside a family bathroom and a separate WC.

Externally, the rear garden offers a private and well-maintained outdoor space, featuring a patio area, a neatly laid lawn, and mature shrubbery with floral borders. A hidden shed, fully insulated and equipped with power, is currently utilised as a home gym, adding further versatility to the property.

Presented to an excellent standard throughout, this turn key ready home is ideal for families seeking both comfort and convenience. Early internal viewing is highly recommended to fully appreciate everything this property has to 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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Storm Porch

### Entrance Hall

12' 1" x 7' 8" (3.68m x 2.34m)

### Lounge

13' 10" x 11' 4" (4.21m x 3.45m)

### Dining Room

14' 2" x 11' 4" (4.31m x 3.45m)

### Kitchen

8' 5" x 7' 8" (2.56m x 2.34m)

### Ground Floor WC

2' 9" x 7' 8" (0.84m x 2.34m)

### Garage

15' 6" x 8' 0" (4.72m x 2.44m)

### First Floor Landing

### Bedroom One

11' 11" x 11' 3" (3.63m x 3.43m)

### Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)

### Bedroom Three

8' 4" x 7' 10" (2.54m x 2.39m)

### Bathroom

5' 9" x 7' 9" (1.75m x 2.36m)

### WC

2' 5" x 4' 10" (0.74m x 1.47m)

### Shed/Gym

9' 4" x 8' 5" (2.84m x 2.56m)

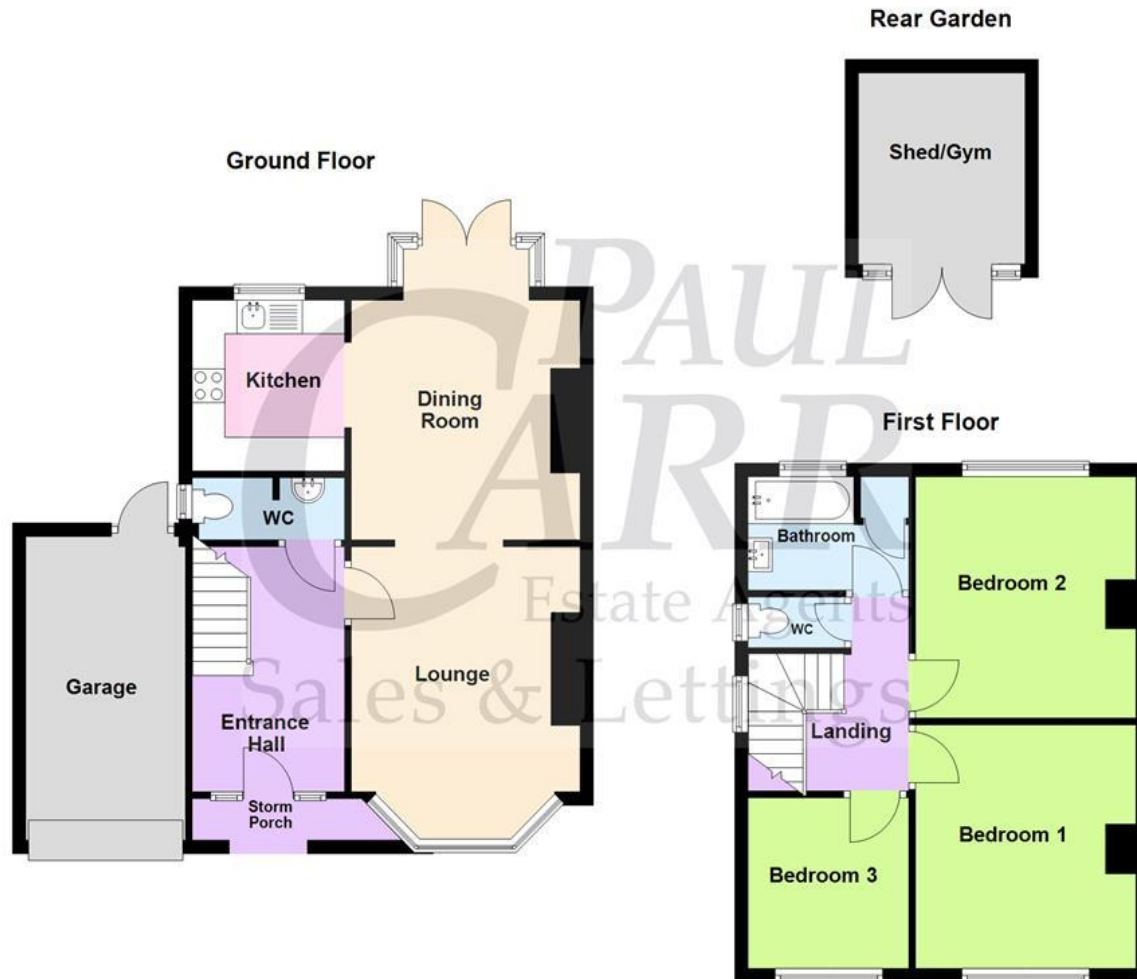






# Floor Plan

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

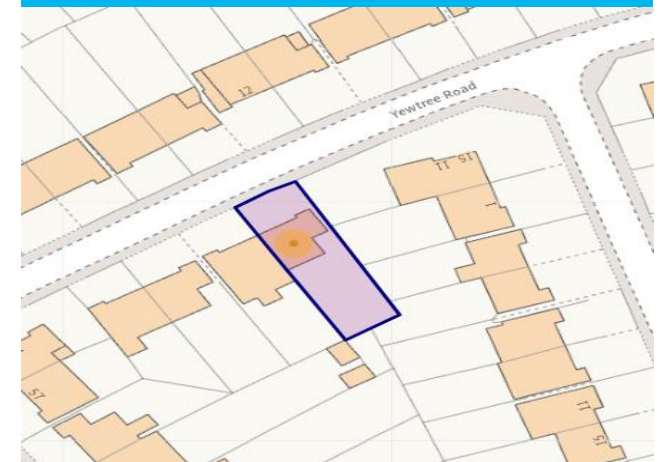


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Plan produced using PlanUp.

## Energy Performance Rating

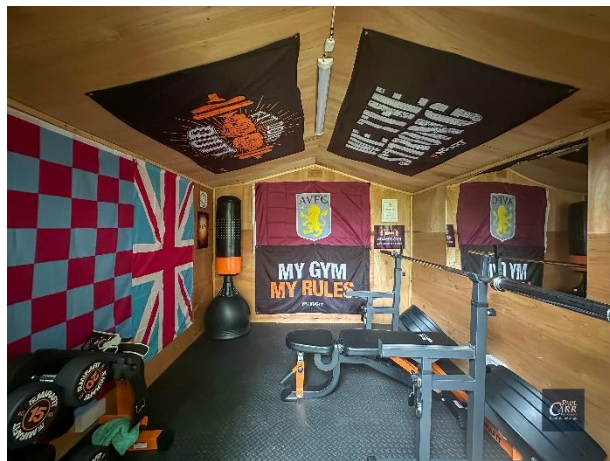
**NEW INSTRUCTION  
AWAITING ENERGY  
PERFORMANCE  
CERTIFICATE**

## 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: 20th April 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.