



Egerton Road, Streetly
Sutton Coldfield, B74 3PQ

£625,000

Situated on the sought-after and ever-popular Egerton Road in Streetly, this exceptional four-bedroom family home offers spacious and beautifully arranged accommodation, ideally positioned within close proximity to reputable local schools, excellent public transport links and a wide range of amenities. Nearby Blackwood Road provides a variety of shops and services, including a post office, convenience store, restaurants, takeaway eateries, a hair salon, veterinary practice and more.

The property is approached via a generous block-paved driveway, providing off-road parking for several vehicles, together with a Pod Point electric vehicle charging point.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway and a separate front reception room featuring an attractive bay window. The heart of the home is the impressive open-plan living kitchen, offering a substantial fitted kitchen area equipped with an integrated dishwasher and two wine fridges, alongside generous lounge and dining spaces. Two lantern skylights allow an abundance of natural light to fill the room, while bi-folding doors create a seamless connection with the rear garden. A separate utility room, ground-floor WC and integral garage complete the ground-floor accommodation. To the first floor, the landing provides access to four well-proportioned double bedrooms. Three bedrooms benefit from fitted wardrobes, while two also feature modern en-suite shower rooms. The principal en-suite and the stylish four-piece family bathroom both benefit from underfloor heating, completing the internal accommodation.

Externally, the property enjoys a private and enclosed rear garden with gated side access. The garden features a paved patio area, a generous lawn and established trees and shrubbery, all complemented by fenced borders. A particular highlight is the gated access directly into Foley Wood, providing an attractive natural backdrop and convenient access to woodland walks.

Internal viewing is highly recommended to fully appreciate the exceptional space, presentation and location this impressive property has to offer.

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: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

Entrance Hallway 16' 1" (max) x 6' 10" (max) (4.90m x 2.08m)

Reception Room 15' 3" x 11' 6" (4.64m x 3.50m)

Open Plan Living Kitchen 19' 9" x 27' 6" (max) (6.02m x 8.38m)

Dining Area 15' 11" x 11' 4" (4.85m x 3.45m)

Utility Room 7' 9" x 8' 3" (2.36m x 2.51m)

Ground Floor WC 4' 1" x 2' 9" (1.24m x 0.84m)

Garage 15' 1" x 9' 0" (4.59m x 2.74m)

First Floor Landing

Bedroom One 13' 8" x 9' 7" (to wardrobes) (4.16m x 2.92m)

En Suite 4' 1" x 7' 11" (1.24m x 2.41m)

Bedroom Two 15' 9" (max) x 8' 0" (4.80m x 2.44m)

Bedroom Three 11' 6" x 9' 0" (3.50m x 2.74m)

Bedroom Four 8' 11" x 8' 10" (2.72m x 2.69m)

En Suite 6' 3" x 4' 6" (1.90m x 1.37m)

Family Bathroom 10' 9" x 6' 9" (3.27m x 2.06m)



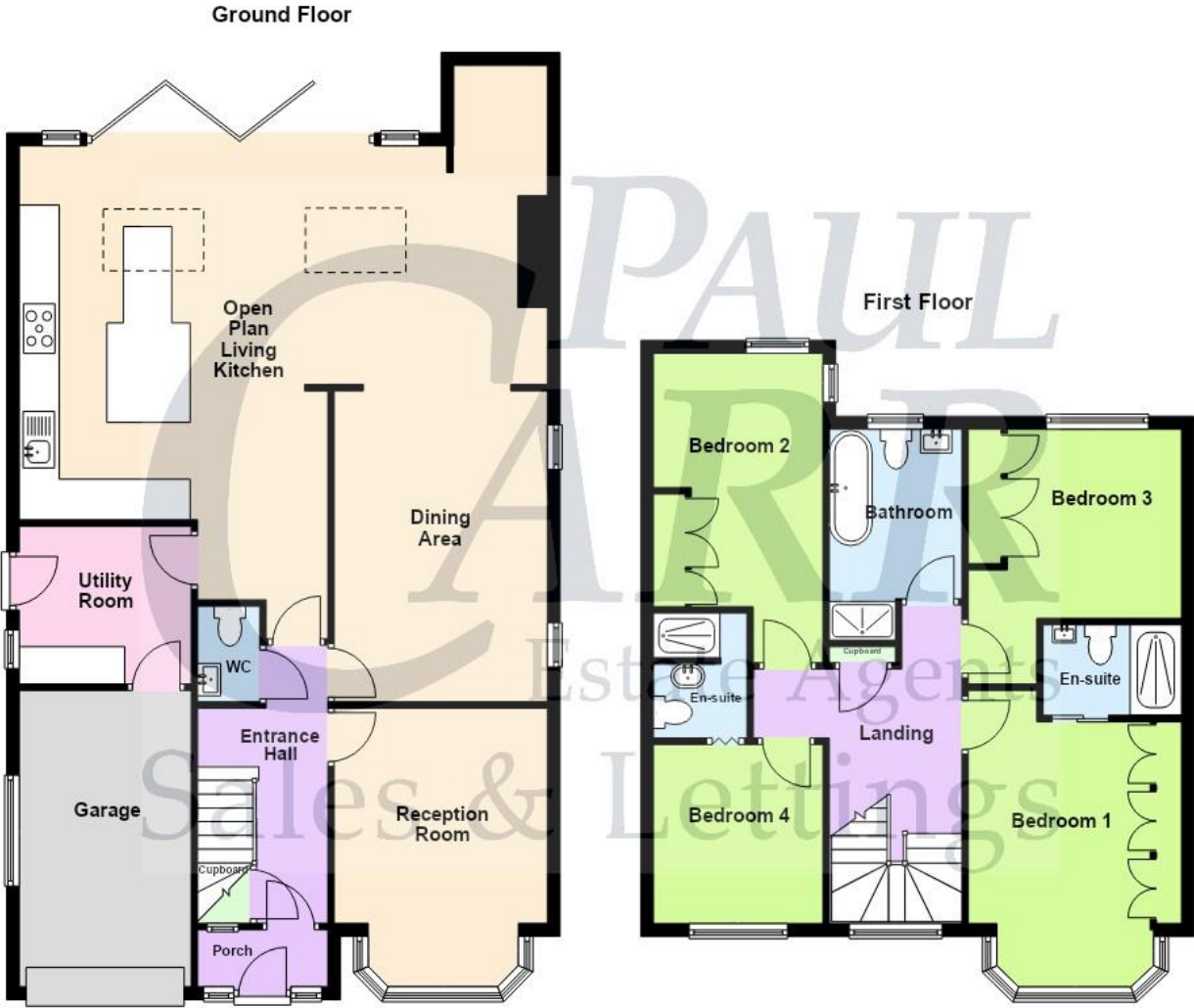






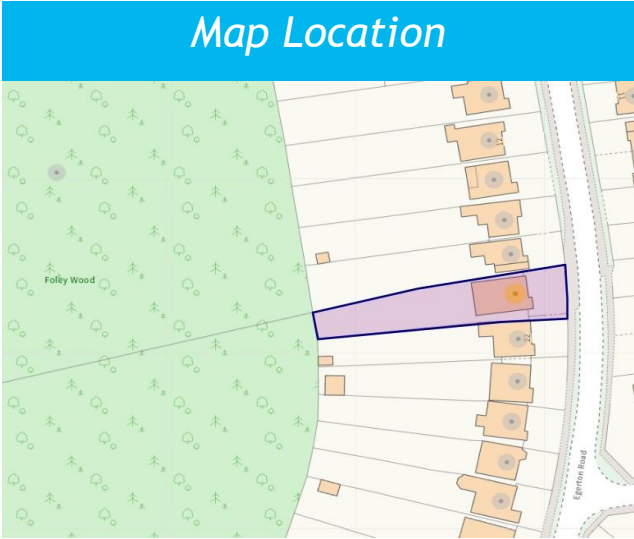
Floor Plan

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



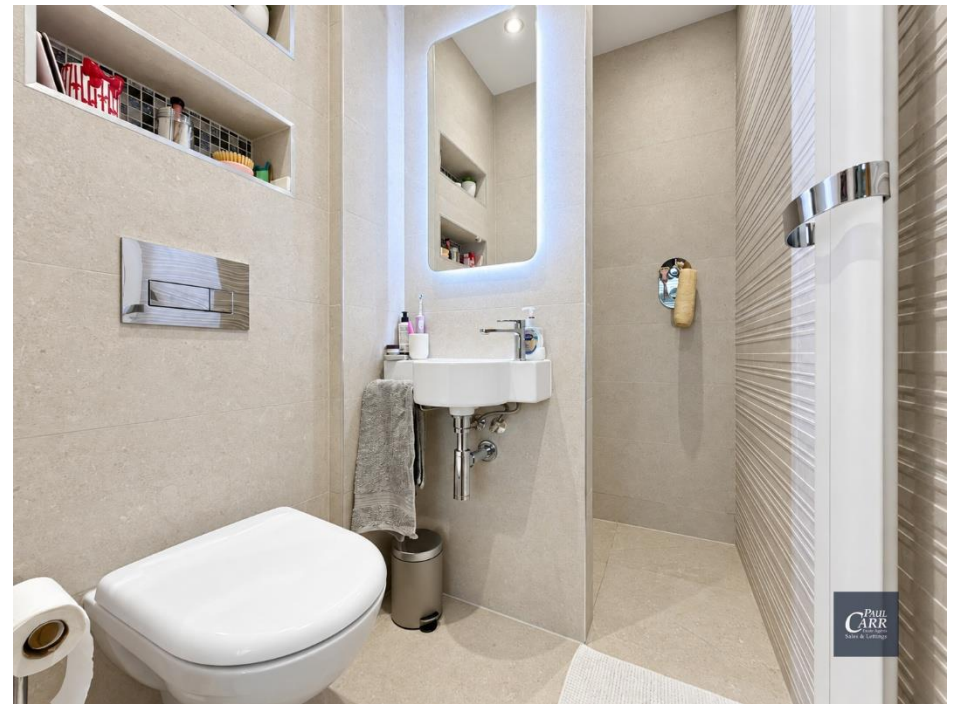
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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		











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: 15th September 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.