



Lindrosa Road, Streetly,  
Sutton Coldfield, B74 3LB

**£325,000**

Situated on a quiet and peaceful residential road, this three-bedroom semi-detached family home offers a fantastic opportunity for buyers seeking a well-located property with great potential.

Ideally positioned within close proximity to reputable local schools, convenient public transport links, popular pubs, takeaway eateries, and a range of everyday amenities, the location is perfectly suited for family living. The property also benefits from being near the expansive Sutton Park, a stunning 2,400-acre national nature reserve, perfect for outdoor leisure and family activities.

The property is approached via a tarmacadam driveway, providing off-road parking, along with shared side access leading to a rear garage. Internally, the home briefly comprises a porch opening into a welcoming entrance hallway. There is a spacious through lounge/dining room, enhanced by a feature bay window to the front, creating a bright and airy living space ideal for both relaxing and entertaining.

To the rear, a slightly extended kitchen provides access out to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms, including two doubles and a generous single, all serviced by a shower room.

Externally, the rear garden provides a peaceful retreat, featuring a patio seating area, a lawned garden, and an array of mature trees and shrubbery, all enclosed by fenced boundaries for added privacy.

Offered for sale with no onward chain, this property presents an excellent opportunity to create a wonderful family home in a sought-after location. Internal viewing is highly recommended.

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)



### **Ground Floor Accommodation**

Entrance Porch 1' 10" x 7' 6"  
(0.56m x 2.28m)

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

Lounge/Dining Room 24' 2" x 11' 7"  
(7.36m x 3.53m)

Kitchen 10' 7" (max) x 11' 0"  
(3.22m x 3.35m)

### **First Floor Accommodation**

Bedroom One 11' 7" x 13' 9" (into bay)  
(3.53m x 4.19m)

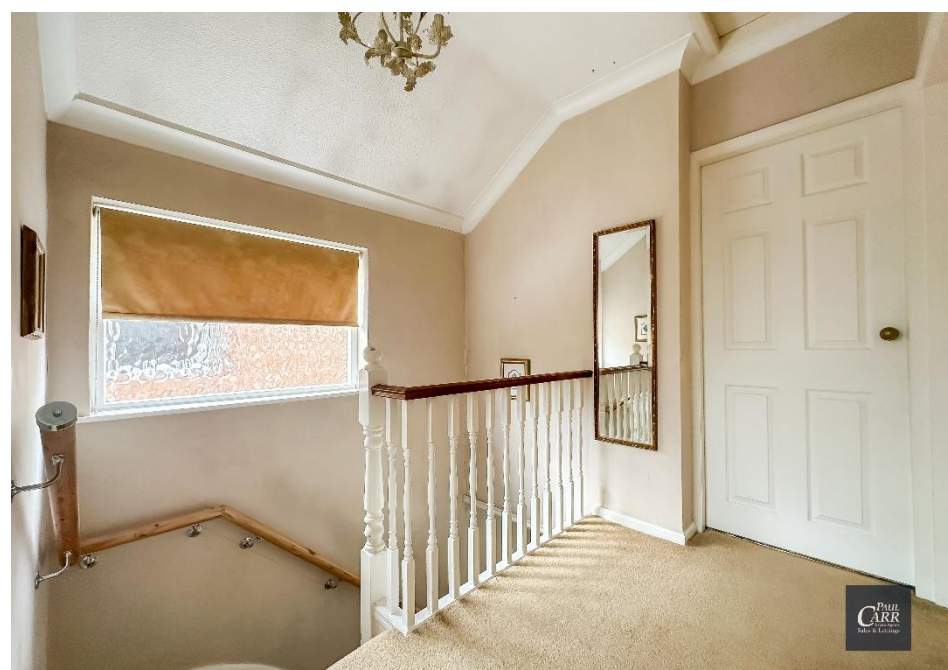
Bedroom Two 10' 1" x 11' 7"  
(3.07m x 3.53m)

Bedroom Three 8' 2" x 7' 10"  
(2.49m x 2.39m)

Shower Room 5' 5" x 7' 9"  
(1.65m x 2.36m)

Garage







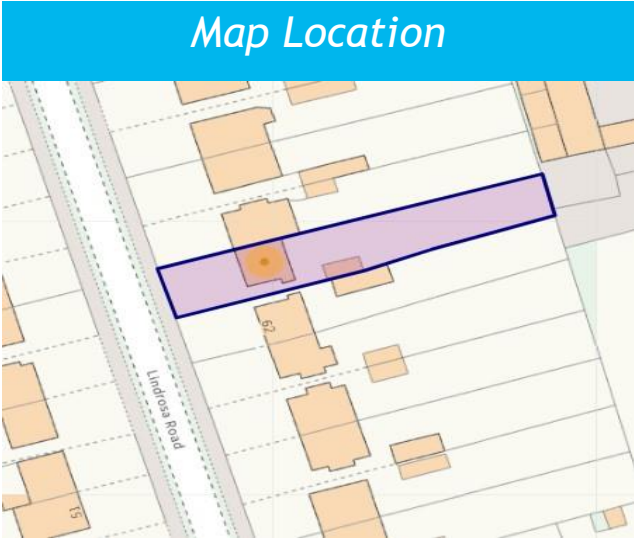
# Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

| Energy Performance Rating |               |         |           |
|---------------------------|---------------|---------|-----------|
| Score                     | Energy rating | Current | Potential |
| 92+                       | A             |         |           |
| 81-91                     | B             |         | 82 B      |
| 69-80                     | C             |         |           |
| 55-68                     | D             |         |           |
| 39-54                     | E             | 48 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: 13th 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.