



Astor Road, Streetly  
Sutton Coldfield, B74 3EX

Offers in the Region Of £725,000

**A beautifully presented and substantially improved four double bedroom detached family home, ideally positioned on Astor Road, a quiet cul-de-sac off the highly sought-after Middleton Road in Streetly, enjoying attractive open views over playing fields to the rear.**

This exceptional property has been thoughtfully upgraded throughout to offer a superb blend of contemporary living and practical family space, finished to a high specification with quality fixtures and fittings.

### **Ground Floor**

The property is entered via an enclosed entrance porch leading into a welcoming reception hallway with oak doors and a newly installed oak balustrade staircase. A guest WC is conveniently located off the hallway and is finished with stylish Italian porcelain tiling and quality fittings. The spacious lounge is a standout feature, boasting a bespoke media wall with integrated 'Zara' electric fire, ambient RGBW LED lighting, and decorative stained glass windows, creating a stylish yet cosy living space, with connecting french doors to the dining room. A separate dining room provides an ideal setting for formal entertaining, with access through to a bright conservatory overlooking the landscaped rear garden. The refitted kitchen is beautifully appointed with black sparkle quartz worktops, elegant red splashbacks, under-cabinet LED lighting, and a range of high-quality units including a motorised 'Vauth Sagel' larder system. Integrated appliances include a Bosch dishwasher, gas hob and oven, alongside a granite anthracite sink with Grohe tap. The kitchen is complemented by a walk in pantry, separate utility area and convenient side access.

### **First Floor**

The first floor landing, finished with new grey carpeting, leads to four generously proportioned double bedrooms. The impressive master bedroom benefits from a range of five fitted floor-to-ceiling wardrobes and a stylish en-suite shower room, finished with Italian porcelain tiling and a contemporary suite. The remaining bedrooms are equally well presented, with the front bedroom featuring bespoke push to open fitted wardrobes, dresser, and LED lighting. A modern family bathroom, also finished with Italian porcelain tiling, is complemented by a separate WC for added convenience.

### **Outside**

The property occupies a pleasant position within a quiet cul-de-sac and enjoys scenic views over playing fields to the rear. The rear garden has been thoughtfully redesigned with porcelain paving, well-stocked borders, and a variety of mature and newly planted trees and shrubs, creating an attractive and low-maintenance outdoor space. To the front, the property benefits from a driveway providing off-road parking for three cars and access to the garage, which features an insulated electric roller door with smart controls.



### **Additional Features**

- Newly installed uPVC double glazing with energy-efficient toughened glass
- Viessmann gas boiler
- Smart doorbell with 24-hour recording and app connectivity
- Yale burglar alarm system with remote fobs
- Mains-operated security lighting to front and rear
- Cavity wall insulation
- Oak internal doors throughout

### **Location**

Astor Road is a quiet and highly sought-after cul-de-sac located just off Middleton Road in the heart of Streetly, offering a superb balance of peaceful residential living and everyday convenience. The area is exceptionally well placed for a wide range of local amenities including shops, cafés, restaurants and leisure facilities, together with excellent transport connections providing easy access to Sutton Coldfield, Birmingham and the surrounding motorway network. The location is particularly popular with families due to its excellent educational provision, with a strong selection of well-regarded primary and secondary schools nearby, together with convenient access to a number of highly regarded grammar schools across Walsall, Birmingham and Sutton Coldfield. This strong educational offering continues to make Streetly one of the area's most desirable residential locations for family buyers. Astor Road is also ideally positioned close to Sutton Park, one of Europe's largest urban parks and a designated National Nature Reserve extending to approximately 2,400 acres. The park offers an exceptional setting for outdoor recreation, with extensive woodland, heathland, lakes, walking trails, cycling routes and golf courses, providing a unique lifestyle benefit right on the doorstep.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is F 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)**



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## Accommodation

**Entrance Porch** 4' 5" x 1' 10" (1.35m x 0.56m)

**Entrance Hall** 15' 0" x 8' 5" (4.57m x 2.56m)

**Lounge** 17' 10" x 17' 5" (5.43m x 5.30m)

**Dining Room** 11' 10" x 11' 1" (3.60m x 3.38m)

**Conservatory** 5' 6" x 15' 11" (1.68m x 4.85m)

**Kitchen** 15' 0" x 8' 10" (4.57m x 2.69m)

**Pantry** 2' 9" x 4' 4" (0.84m x 1.32m)

**Utility Area** 7' 1" x 2' 9" (2.16m x 0.84m)

**Side Access** 19' 3" x 3' 10" (5.86m x 1.17m)

**Ground Floor WC** 10' 1" x 2' 10" (3.07m x 0.86m)

**Garage** 16' 10" x 13' 7" (5.13m x 4.14m)

### **First Floor Landing**

**Bedroom One** 14' 10" x 13' 10" (into wardrobe) (4.52m x 4.21m)

**En Suite** 8' 4" x 4' 6" (2.54m x 1.37m)

**Bedroom Two** 11' 11" x 17' 4" (max into wardrobe) (3.63m x 5.28m)

**Bedroom Three** 9' 1" x 11' 0" (2.77m x 3.35m)

**Bedroom Four** 8' 6" x 14' 4" (into wardrobe) (2.59m x 4.37m)

**Family Bathroom** 11' 0" x 5' 5" (3.35m x 1.65m)

**Separate WC** 5' 4" x 3' 0" (1.62m x 0.91m)



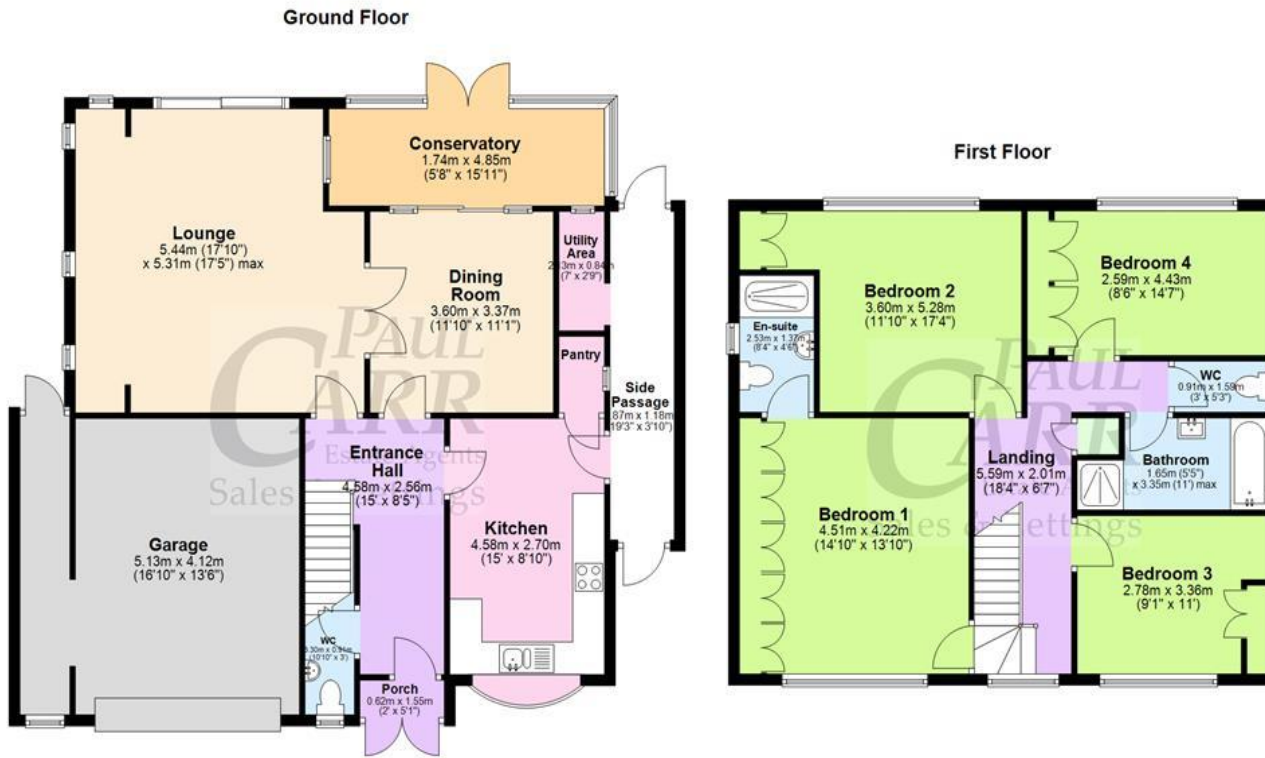






# Floor Plan

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



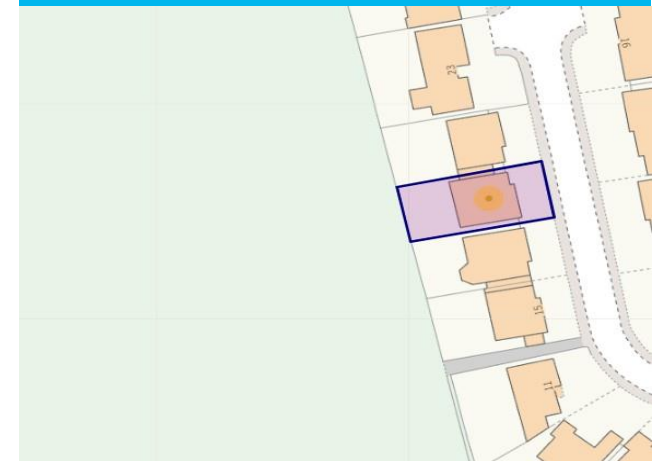
Total area: approx. 195.8 sq. metres (2108.0 sq. feet)

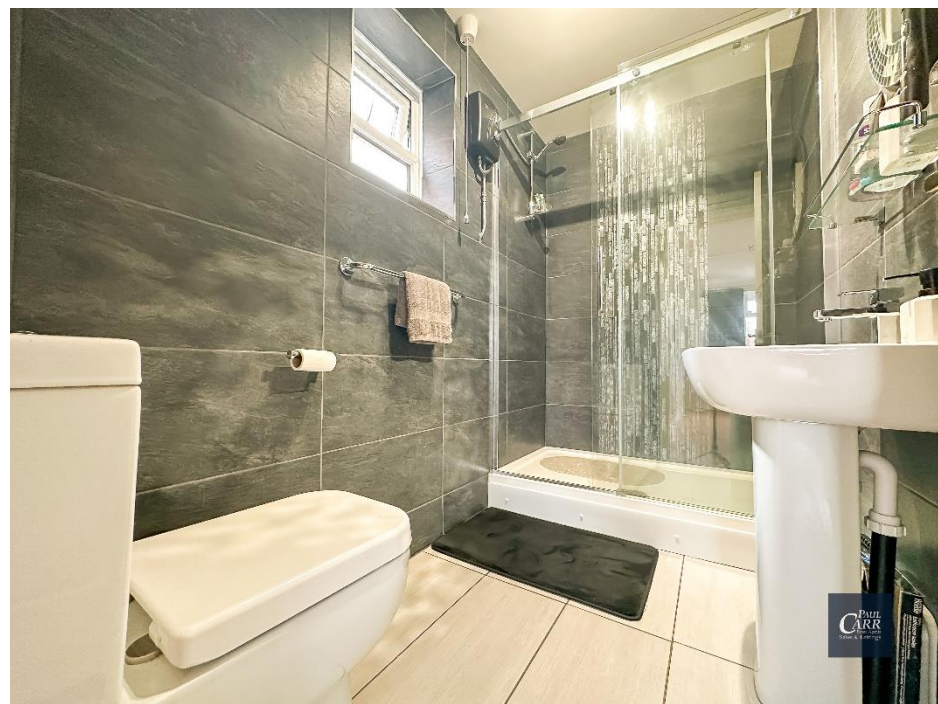
This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

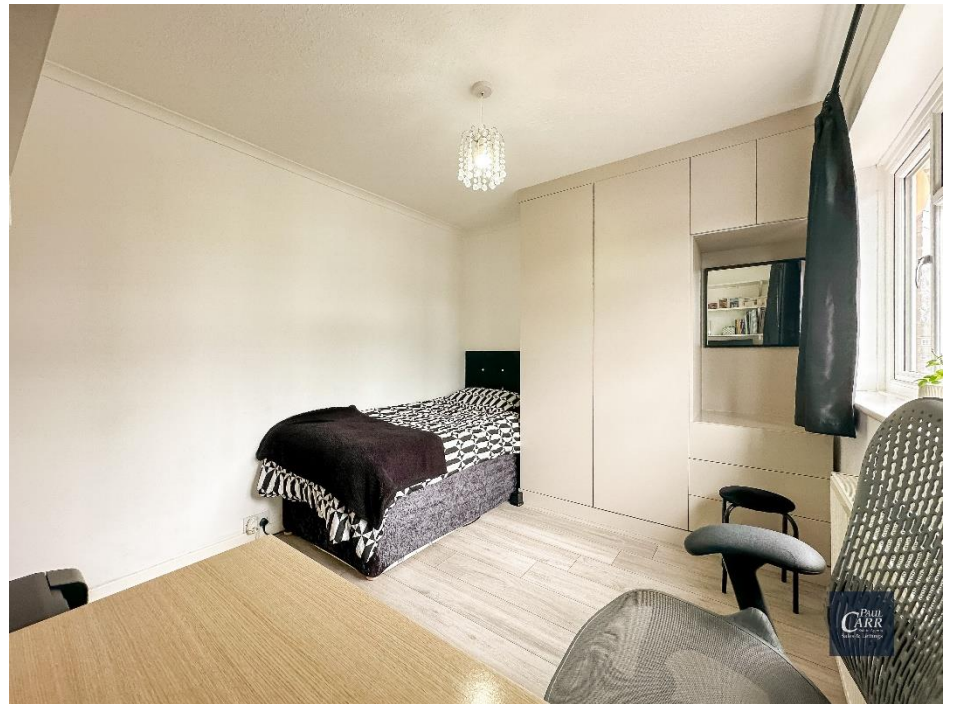
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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: 13th April 2026

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