Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

Nicholas Road, Streetly
Sutton Coldfield, B74 3QR

£310,000

Situated in the heart of Streetly, this delightful three-bedroom terraced property offers an excellent blend of space, comfort and convenience. Ideally positioned within close proximity to highly regarded local schools, excellent public transport links and a range of local amenities, this well-maintained home is perfectly suited to families and professionals alike.

Approached via a beautifully maintained front garden and block-paved driveway providing valuable off-road parking, the property welcomes you into a bright entrance porch. Inside, the accommodation comprises a spacious and extended through lounge/dining room, providing an ideal setting for both entertaining and everyday family living. The property also benefits from a re-fitted kitchen, thoughtfully appointed with a range of contemporary units and providing direct access to the integral garage for added practicality. To the rear, a full-width conservatory enjoys attractive views over the garden and creates a wonderful additional reception space, providing a seamless connection between the indoor and outdoor living areas.

The rear garden is a particular highlight, being generously proportioned and immaculately maintained. Featuring a patio area, mature shrubbery and fenced boundaries, it provides a private and attractive setting for outdoor dining, entertaining or simply relaxing.

To the first floor, a central landing leads to three generously proportioned double bedrooms. Bedroom One benefits from fitted wardrobes, providing excellent built-in storage.

Completing the accommodation is a re-fitted family bathroom, finished in a contemporary style and providing a stylish and practical space for modern family life.

A wonderful opportunity to acquire a lovingly maintained three-bedroom family home in a sought-after Streetly location.

With its spacious accommodation, modernised kitchen and shower room, excellent storage and attractive gardens, viewing is highly recommended to fully appreciate all 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: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk

PAUL
CARR
Estate Agents
Sales & Lettings

Ground Floor Accommodation

Entrance Porch 7' 3'' x 3' 2''
(2.21m x 0.96m)

Lounge/Dining Room 31' 9'' (max) x 10' 2'' (max)
(9.67m x 3.10m)

Kitchen 11' 7'' x 9' 10''
(3.53m x 2.99m)

Conservatory 9' 4'' x 17' 2''
(2.84m x 5.23m)

Garage 17' 0'' x 8' 1''
(5.18m x 2.46m)

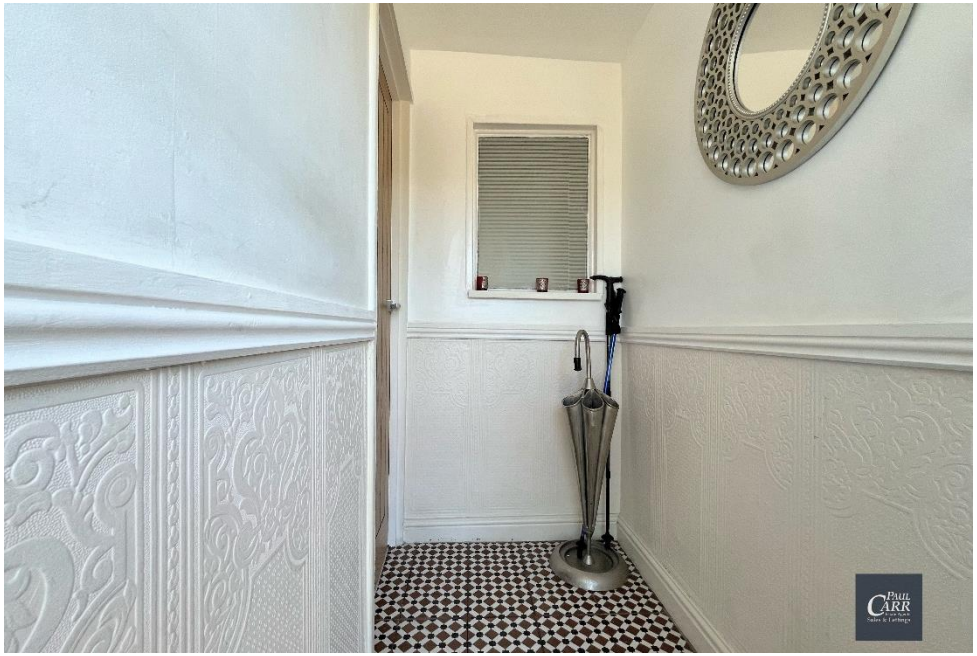
First Floor Landing
5' 8'' x 10' 3'' (1.73m x 3.12m)

Bedroom One 11' 3'' x 10' 7''
(3.43m x 3.22m)

Bedroom Two 12' 7'' x 8' 5''
(3.83m x 2.56m)

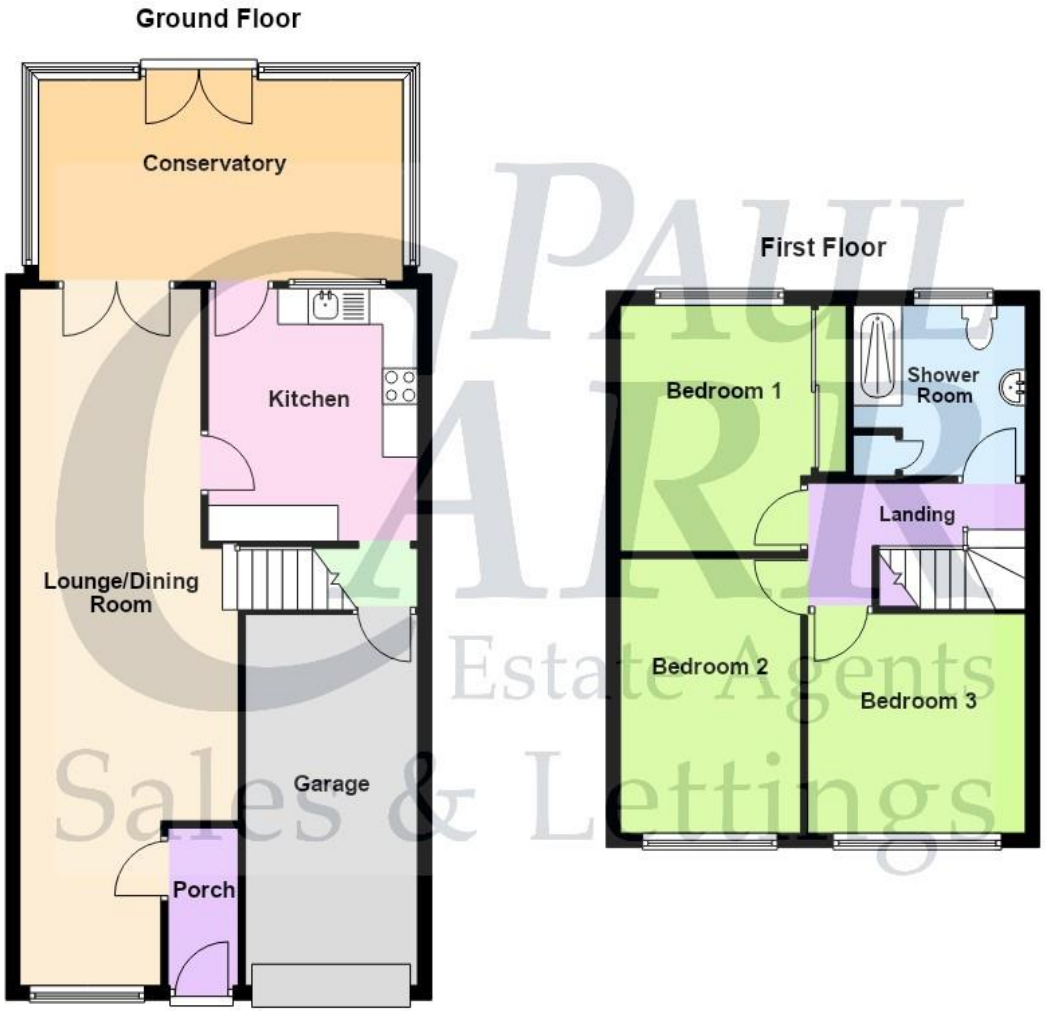
Bedroom Three 9' 7'' x 10' 3''
(2.92m x 3.12m)

Bathroom 7' 10'' x 8' 1''
(2.39m x 2.46m)



Floor Plan

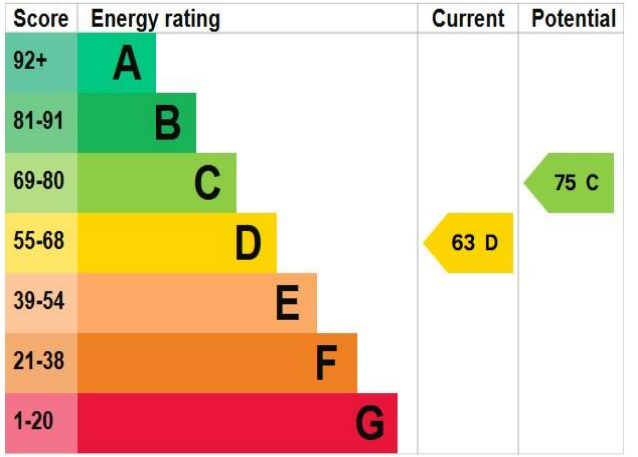
This floor plan is not drawn to scale and is for illustration purposes only



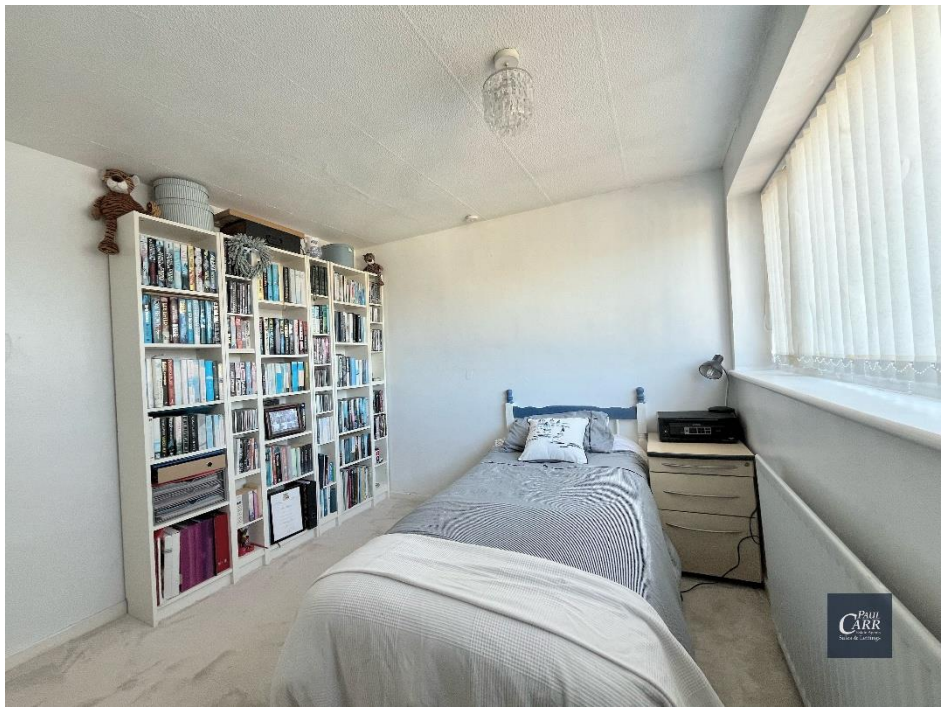
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Paul Carr Estate Agents Sales & Lettings

Energy Performance Rating



Map Location



SPLASH

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: 28th June 2025

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.