Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

Yewtree Road, Streetly
Sutton Coldfield, B74 3SJ

£335,000

Paul Carr Estate Agents are pleased to bring to market this well-presented three bedroom semi-detached family home, situated on the popular Yewtree Road in Streetly. The property is ideally located within close proximity to reputable local schools, public transport links, local shops and amenities, as well as the ever-popular Blackwood Park, making it an excellent choice for families.

The home has been thoughtfully extended to both the side and rear, creating generous and versatile living accommodation throughout.

Internally, the property comprises a welcoming porch and entrance hall, a front reception room, and a spacious through lounge/dining room, providing an ideal space for both relaxing and entertaining. To the rear, there is also a conservatory overlooking the garden.

The extended kitchen/breakfast room offers a practical space for everyday family living, with further benefit of a utility/shower room and a ground floor WC, adding to the overall convenience of the home.

To the first floor, the property offers three bedrooms, consisting of two double bedrooms and a single bedroom, alongside a family bathroom.

Externally, the property is approached via a block paved driveway providing off-road parking. To the rear is a north-westerly facing garden, featuring a patio area, lawn, mature trees, shrubbery and fenced surrounds, creating a private outdoor space to enjoy.

Being in good condition throughout and offering excellent potential as a family home, 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: Gas/Electric/Water/Drainage.

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

or via Streetly@paulcarrestateagents.co.uk

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Accommodation

Porch
5' 6" x 3' 8" (1.68m x 1.12m)

Entrance Hall

Lounge
13' 6" x 12' 4" (4.11m x 3.76m)

Dining Room
10' 4" x 8' 2" (3.15m x 2.49m)

Conservatory
8' 4" x 9' 6" (2.54m x 2.89m)

Kitchen/Breakfast Room
14' 0" (max) x 11' 8" (max) (4.26m x 3.55m)

Utility/Shower Room
9' 0" (max) x 6' 10" (max) (2.74m x 2.08m)

Ground Floor WC
3' 8" x 3' 0" (1.12m x 0.91m)

Reception Room
11' 6" x 6' 10" (3.50m x 2.08m)

First Floor Landing

Bedroom One
14' 11" (max) x 9' 3" (max) (4.54m x 2.82m)

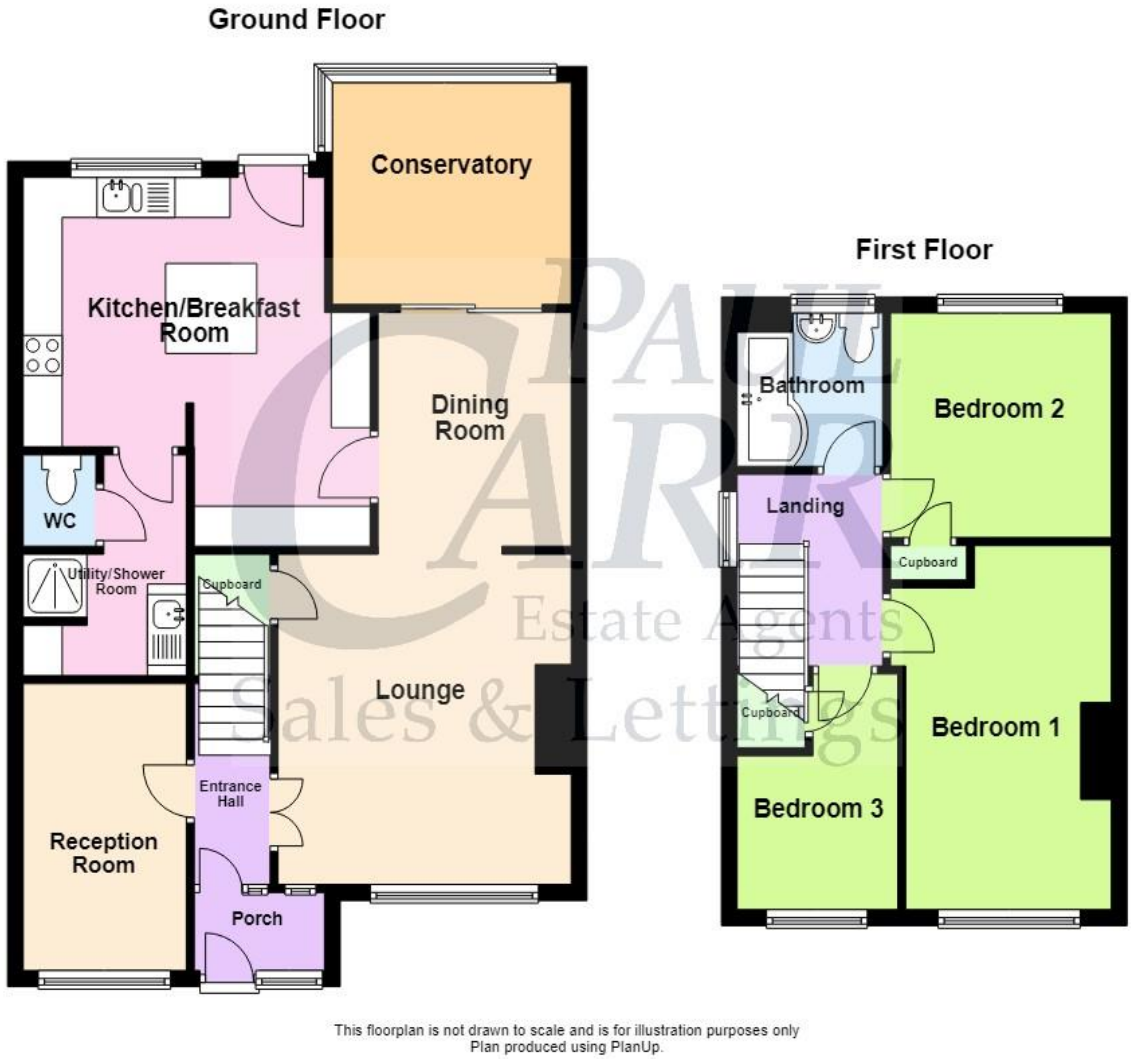
Bedroom Two
9' 2" x 9' 2" (2.79m x 2.79m)

Bedroom Three
9' 10" (max) x 6' 9" (2.99m x 2.06m)

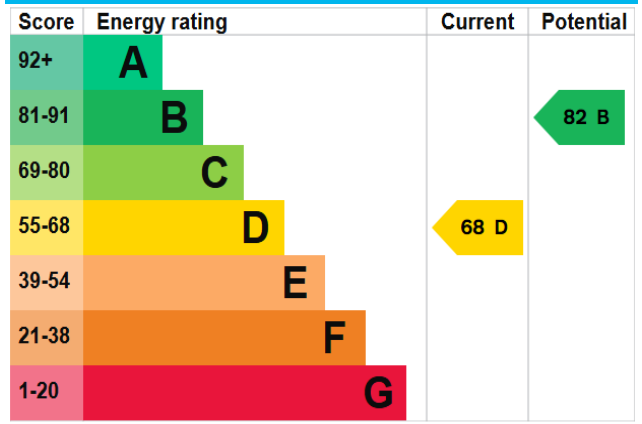
Bathroom
6' 2" x 6' 2" (1.88m x 1.88m)

Floor Plan

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



Energy Performance Rating



Map Location

AVON

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: 30th June 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.

www.paulcarrestateagents.co.uk

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The Property Ombudsman