



Forest Close, Streetly,  
Sutton Coldfield, B74 2JY

£390,000

Paul Carr Estate Agents are delighted to present this beautifully refurbished and greatly improved three-bedroom semi-detached family home, located in a quiet cul-de-sac and offered for sale with no upward chain.

This exceptional property has been thoughtfully modernised to a high standard throughout, offering a stylish and contemporary living space that is sure to impress prospective buyers and includes a brand-new central heating throughout.

Conveniently positioned for well-regarded local schools (subject to catchment verification), transport links, and a range of local amenities, the home offers both comfort and practicality.

Set back from the road behind a lawned fore garden and a block-paved driveway, the property benefits from a side garage and enclosed porch.

It also offers excellent potential for further extension, subject to the necessary planning permissions.

Upon entering, you are welcomed by a spacious and inviting reception hallway, setting a striking first impression.

To the front of the home is a generous living room which includes panoramic electric feature fire and featuring a stunning media wall and elegant wood panelling.

To the rear, the beautifully designed kitchen/diner showcases a range of premium German brand Kitchen Hacker stylish matching wall, base, and drawer units with Ceaserstone kitchen worktops and integrated oven, hob, and extractor fan, complemented by a mirrored feature wall, discreet lighting, and a modern sink with drainer and mixer tap. All taps/showers are German made Grohe and Hansgrohe.

A door leads from the kitchen into the private rear garden, and there is also access to a separate utility room with base units and space for white goods.

The ground floor further benefits from a modern shower room fitted with a contemporary suite, including a low flush WC, hand wash basin, and corner shower cubicle with complementary tiling.

Upstairs, the first floor offers three well-proportioned bedrooms and a beautifully re-fitted luxury family bathroom.

The bathroom comprises a panelled bath, pedestal wash basin, and low flush WC, all finished to a high standard.

Externally, the rear garden is a real highlight — a generous lawned space with mature planting, shrubs to the borders, and enclosed boundaries, ideal for families and outdoor entertaining. The side garage features double doors to the front and a rear access door to the garden.

An internal viewing is highly recommended to fully appreciate the immaculate presentation and quality of this stunning family home.

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

Porch 3' 2" x 6' 9"  
(0.96m x 2.06m)

Entrance Hallway 14' 1" x 6' 3"  
(4.29m x 1.90m)

Lounge 12' 8" max x 13' 5" max  
(3.86m x 4.09m)

Re-Fitted Kitchen Diner 8' 8" x 19' 6"  
(2.64m x 5.94m)

Utility Room 5' 8" x 5' 9"  
(1.73m x 1.75m)

Ground Floor Shower Room 5' 6" x 4' 8"  
(1.68m x 1.42m)

### First Floor Accommodation

Bedroom One 11' 6" max x 13' 5" max  
(3.50m x 4.09m)

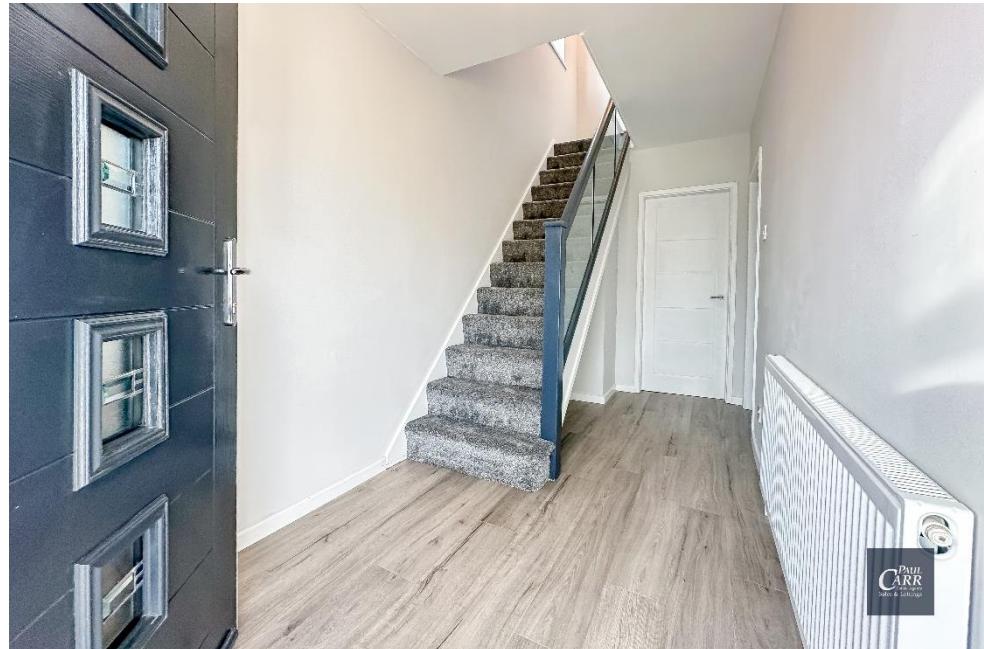
Bedroom Two 11' 4" max x 13' 5" max  
(3.45m x 4.09m)

Bedroom Three 8' 5" max x 7' 9" max  
(2.56m x 2.36m)

Re-Fitted Bathroom 7' 8" x 5' 4"  
(2.34m x 1.62m)

### Outside

Garage 10' 5" x 9' 7"  
(3.17m x 2.92m)



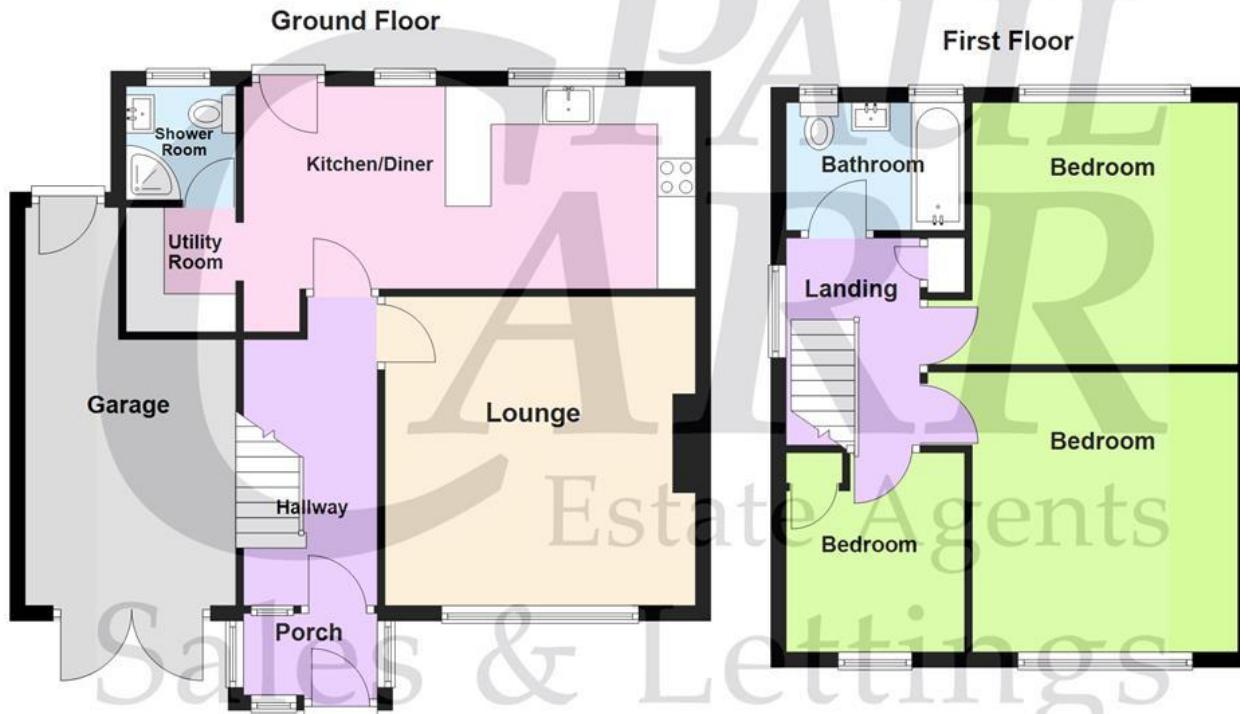






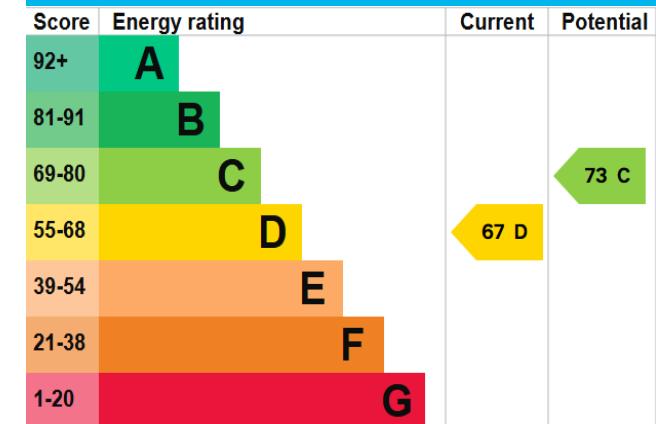
# Floor Plan

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

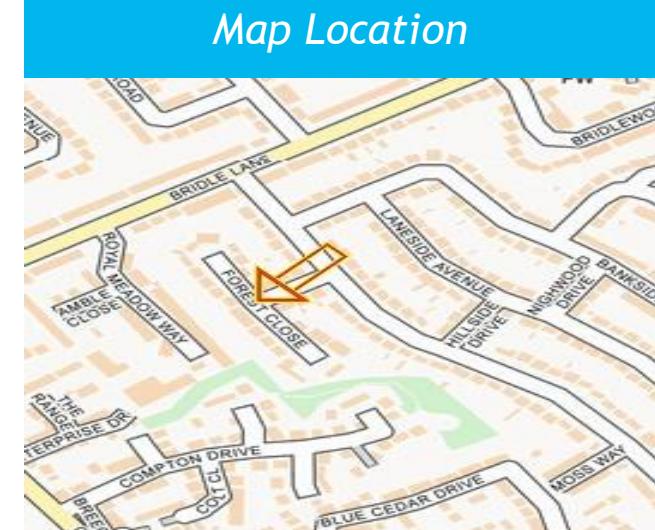


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Plan produced using PlanUp.

## Energy Performance Rating



## Map Location







**PAUL  
CARR**

### **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: 23<sup>rd</sup> October 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.

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