



Coniston Road, Streetly
Sutton Coldfield, B74 3LE

Offers in the Region Of £425,000

Located in the ever-popular area of Streetly, this beautifully presented three-bedroom semi-detached property has been thoughtfully modernised throughout, creating a stylish and versatile home ideal for contemporary family living.

The accommodation begins with a welcoming entrance hallway, providing access to a guest WC, the staircase to the first floor, and the main living accommodation. To the front of the property is a bright and spacious lounge, enhanced by a charming bay window and double doors leading through to the kitchen/dining area, allowing for an excellent flow between spaces.

The heart of the home is the impressive open-plan kitchen and dining room, fitted with modern cabinetry, generous work surface space, and ample room for dining and entertaining. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light into the space and creating an ideal indoor-outdoor connection for hosting and family life. A separate utility area offers additional practicality and storage, with access to the side of the property.

To the first floor are three well-sized bedrooms, including two generous doubles and a further single bedroom that could also serve as a nursery, dressing room, or home workspace. The family bathroom has been stylishly appointed and benefits from both a separate shower enclosure and bathtub.

Outside, the rear garden has been designed with both relaxation and functionality in mind, featuring a raised decking area perfect for outdoor seating and entertaining, leading onto a lawned garden. At the end of the garden sits a superb detached garden room/home office complete with power, internet connectivity, WC facilities, and useful storage space, making it ideal for remote working, hobbies, or guest use. The property further benefits from an EV charging point, adding convenience for electric vehicle owners. A detached garage to the rear provides further storage or parking options.

Combining modern interiors, flexible living space, and an excellent location, this superb home is perfectly suited to growing families and buyers seeking a property ready to move straight into. Early inspection is strongly advised.

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



Accommodation

Porch

6' 7" x 5' 0" (2.01m x 1.52m)

Entrance Hall

8' 0" x 7' 10" (2.44m x 2.39m)

Lounge

23' 8" (max) x 11' 6" (max) (7.21m x 3.50m)

Kitchen/Dining Room

18' 7" (max) x 13' 9" (max) (5.66m x 4.19m)

Utility Area

13' 3" x 3' 3" (4.04m x 0.99m)

Ground Floor WC

4' 6" x 4' 8" (1.37m x 1.42m)

First Floor Landing

Bedroom One

13' 0" (into bay) x 11' 7" (3.96m x 3.53m)

Bedroom Two

9' 10" x 9' 2" (2.99m x 2.79m)

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)

Family Bathroom

9' 9" x 5' 4" (2.97m x 1.62m)

Garage

20' 4" x 10' 10" (6.19m x 3.30m)

Study/Garden Room

10' 10" x 8' 2" (3.30m x 2.49m)

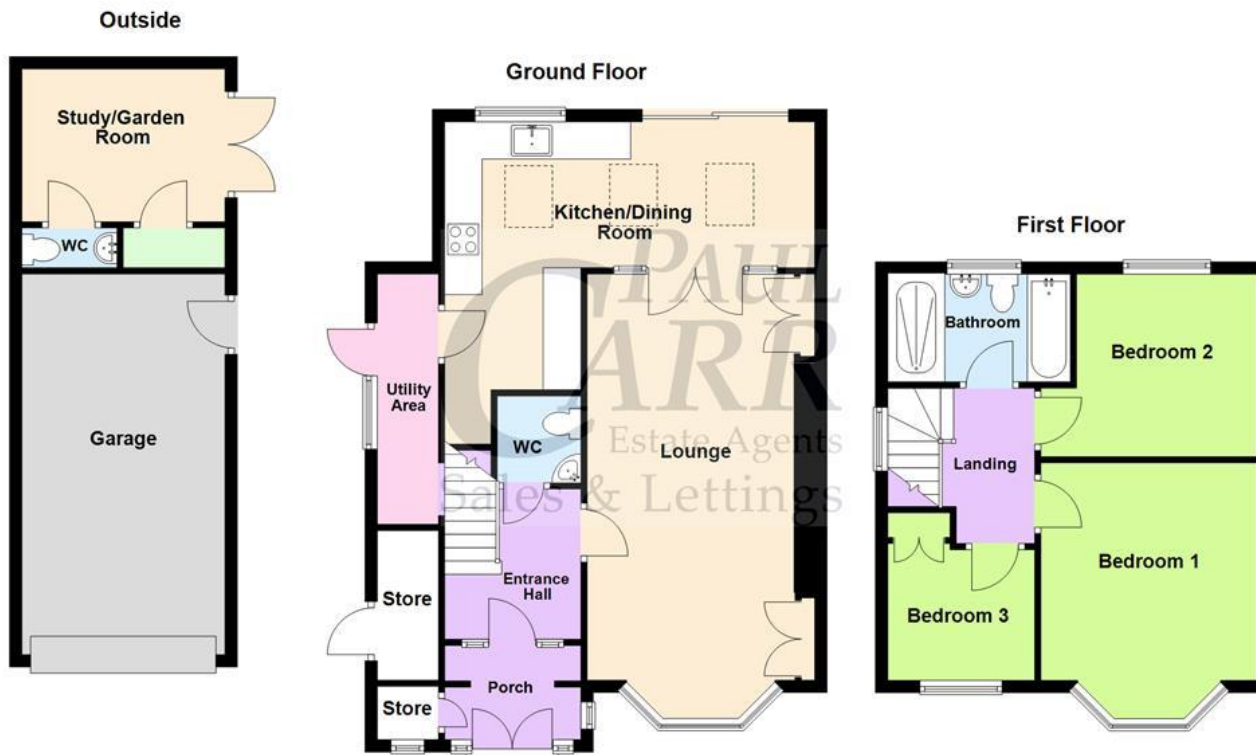






Floor Plan

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

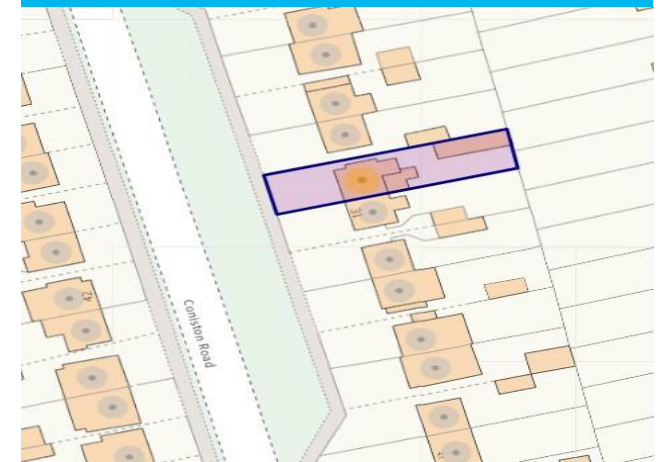


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Plan produced using PlanUp.

Energy Performance Rating

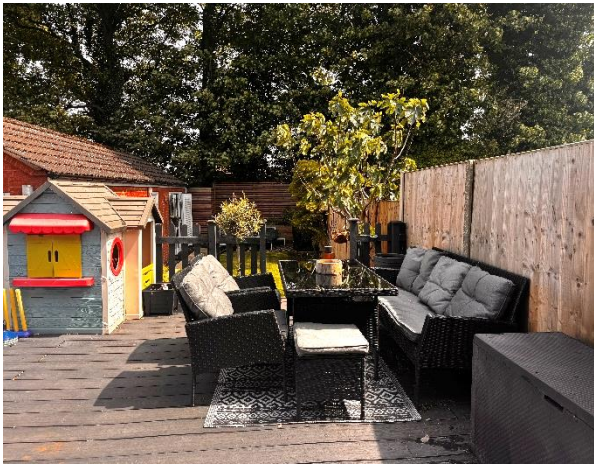
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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:

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.