



Whitley Drive, Streetly  
Sutton Coldfield, B74 2EF

**£600,000**

Situated on the ever popular Whitley Drive, a quiet no through road located just off Thornhill Road in Streetly, this spacious five bedroom detached family home offers well proportioned accommodation in a highly sought after location, within close proximity to Sutton Park's 2,400 acre national nature reserve, excellent public transport links, and well regarded local schooling for all ages.

The property is approached via a front driveway providing off road parking, alongside a neat front garden. Internally, the home opens into an entrance porch leading through to a generous and welcoming hallway, which provides access to the kitchen, dining room, and utility room. The lounge is well sized and benefits from access doors to both the kitchen and dining room, while also enjoying pleasant views over the rear garden, with a patio door offering direct access outside. The kitchen/breakfast room is fitted with a range of matching wall and base units, with ample space for a breakfast or dining table. It also overlooks the rear garden and features a patio doors leading out to the garden, creating a bright and sociable space. The garage has been partially converted to provide a practical utility room and ground floor WC, while still retaining a section for useful storage.

To the first floor, a central landing with a convenient storage cupboard gives access to all five bedrooms, comprising three comfortable double rooms and two well proportioned single rooms, along with a shower room servicing all bedrooms. Two of the bedrooms further benefit from built in wardrobes.

Externally, the west facing rear garden is private and compact, featuring a patio seating area, lawn, and mature trees and shrubbery creating a pleasant outdoor setting.

The property is offered for sale with no onward chain and further benefits from cavity wall insulation, central heating, and double glazing.

Internal viewing is highly recommended to fully appreciate the space and potential on offer.

**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: Gas/Electric/Water/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)**



## Accommodation

### Entrance Porch

6' 4" x 4' 5" (1.93m x 1.35m)

### Entrance Hallway

14' 0" x 6' 6" (4.26m x 1.98m)

### Lounge

15' 7" x 11' 7" (4.75m x 3.53m)

### Dining Room

14' 5" x 10' 11" (4.39m x 3.32m)

### Kitchen/Breakfast Room

12' 5" (max) x 18' 1" (max) (3.78m x 5.51m)

### Utility Room

10' 10" x 8' 1" (3.30m x 2.46m)

### WC

8' 3" x 2' 8" (2.51m x 0.81m)

### Storage Garage

6' 5" x 10' 3" (1.95m x 3.12m)

### First Floor Landing

#### Bedroom One

12' 0" (max) x 11' 0" (3.65m x 3.35m)

#### Bedroom Two

10' 11" (to wardrobe) x 11' 5" (3.32m x 3.48m)

#### Bedroom Three

15' 4" x 8' 4" (4.67m x 2.54m)

#### Bedroom Four

8' 6" x 6' 8" (2.59m x 2.03m)

#### Bedroom Five

8' 4" (max) x 8' 11" (max) (2.54m x 2.72m)

#### Shower Room

7' 3" x 6' 1" (2.21m x 1.85m)







# Floor Plan

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

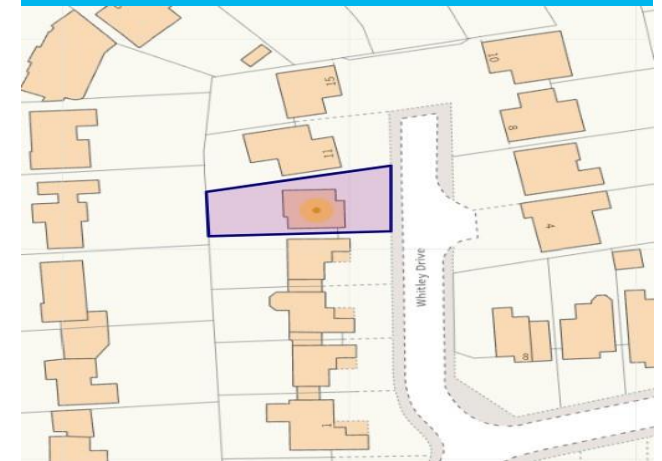


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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: 2nd April 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.