



Middleton Road, Streetly
Sutton Coldfield, B74 3EU

£650,000

Occupying a highly desirable position on Middleton Road, one of Streetly's most sought-after residential roads, this spacious four-bedroom semi-detached family home offers generous and versatile accommodation throughout and is being sold with the added benefit of no upward chain.

Ideally suited to a young or growing family, the property is conveniently located for a range of reputable local schools, public transport links and everyday amenities, while the ever-popular Sutton Park is also within easy reach, providing extensive parkland and recreational space.

The property is approached via a driveway providing off-road parking, with a porch opening into a welcoming entrance hallway. To the front is a separate reception room, with double doors connecting through to the main lounge, creating an excellent flow between the living spaces. The lounge itself is generously proportioned and opens directly into the conservatory, enjoying views and access towards the rear garden.

The kitchen provides a range of fitted units and opens into the adjoining dining room, offering an ideal space for everyday family dining and entertaining. A useful ground-floor WC completes the main living accommodation. The property also benefits from a particularly spacious garage, with a separate utility area positioned towards the rear, providing excellent additional storage and practical space.

To the first floor, the landing provides access to four well-proportioned double bedrooms, making the home particularly well suited to larger families or those requiring additional home office or guest accommodation. There are also two modern shower rooms, helping provide excellent convenience for busy family life.

Externally, the rear garden is a real feature of the property. Enjoying a north-west facing aspect, the garden is generously sized and mainly laid to lawn, complemented by mature trees, established shrubbery and a private patio/seating area, creating an attractive and secluded setting for outdoor dining, entertaining and family use.

Offering excellent potential, generous accommodation and a prime Streetly location, this impressive family home represents a fantastic opportunity for purchasers looking to move onto one of the area's most popular roads. Internal viewing is highly recommended to fully appreciate the space and position 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



Accommodation

Porch 2' 5" x 6' 11" (0.74m x 2.11m)

Entrance Hallway 12' 9" x 6' 11" (3.88m x 2.11m)

Lounge 12' 4" x 12' 4" (3.76m x 3.76m)

Conservatory 13' 4" x 10' 2" (4.06m x 3.10m)

Reception Room 14' 7" (into bay) x 12' 4" (4.44m x 3.76m)

Kitchen 13' 7" x 9' 3" (4.14m x 2.82m)

Dining Room 13' 0" x 9' 0" (3.96m x 2.74m)

Ground Floor WC 5' 1" x 2' 7" (1.55m x 0.79m)

Garage

Utility Area (rear of garage) 17' 0" x 8' 3" (5.18m x 2.51m)

First Floor Landing

Bedroom One 12' 5" x 10' 2" (to wardrobe) (3.78m x 3.10m)

Bedroom Two 14' 3" (into bay) x 11' 7" (4.34m x 3.53m)

Bedroom Three 10' 0" x 9' 1" (3.05m x 2.77m)

Bedroom Four 9' 5" x 9' 0" (2.87m x 2.74m)

Shower Room (Rear) 8' 11" (max) x 6' 10" (2.72m x 2.08m)

Shower Room (Front) 7' 10" x 7' 7" (2.39m x 2.31m)







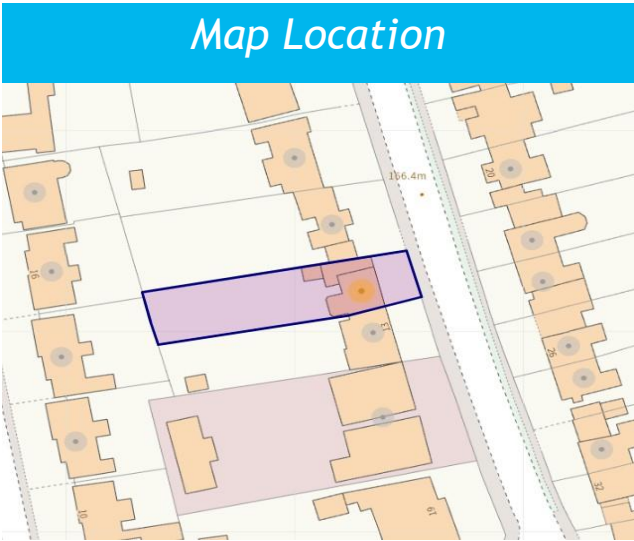
Floor Plan

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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		









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.