



Mayfield Road, Streetly,
Sutton Coldfield, B74 3PZ

Offers Over £375,000

Situated on the ever popular Mayfield Road in Streetly, this three-bedroom semi detached family home offers spacious accommodation, making it an ideal purchase for a range of buyers.

The location is a key feature, being set on a sought after residential road within close proximity to well regarded local schooling for all ages, convenient public transport links, and a range of amenities available at Blackwood Shops, including a convenience store, post office, vets, hair salon, coffee shop, takeaway outlets, and restaurants.

The property is approached via a block paved driveway providing off road parking, alongside a well maintained front lawn.

Internally, the accommodation comprises a porch leading into an entrance hallway, a front lounge with bay window, and double doors opening through to the rear dining room. There is an extended kitchen, along with a useful utility area and access to the garage.

To the first floor, a spacious landing gives access to three double bedrooms, a useful study or storage space, a family bathroom, and a separate WC.

Externally, the rear garden is private and well maintained, featuring a patio area, lawn, mature shrubbery, and fenced boundaries.

Early internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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



Ground Floor Accommodation

Entrance Porch 2' 8" x 8' 5"
(0.81m x 2.56m)

Entrance Hallway 14' 11" x 5' 7"
(4.54m x 1.70m)

Lounge 15' 4" (into bay) x 10' 11"
(4.67m x 3.32m)

Dining Room 17' 9" x 10' 11"
(5.41m x 3.32m)

Kitchen 14' 5" x 8' 9"
(4.39m x 2.66m)

Utility Area 9' 4" x 4' 6"
(2.84m x 1.37m)

Garage 18' 2" x 7' 4"
(5.53m x 2.23m)

First Floor Accommodation

Bedroom One 15' 5" (into bay) x 10' 11"
(4.70m x 3.32m)

Bedroom Two 11' 9" x 10' 11"
(3.58m x 3.32m)

Bedroom Three 8' 8" x 13' 9"
(2.64m x 4.19m)

Bathroom 5' 8" x 6' 3"
(1.73m x 1.90m)

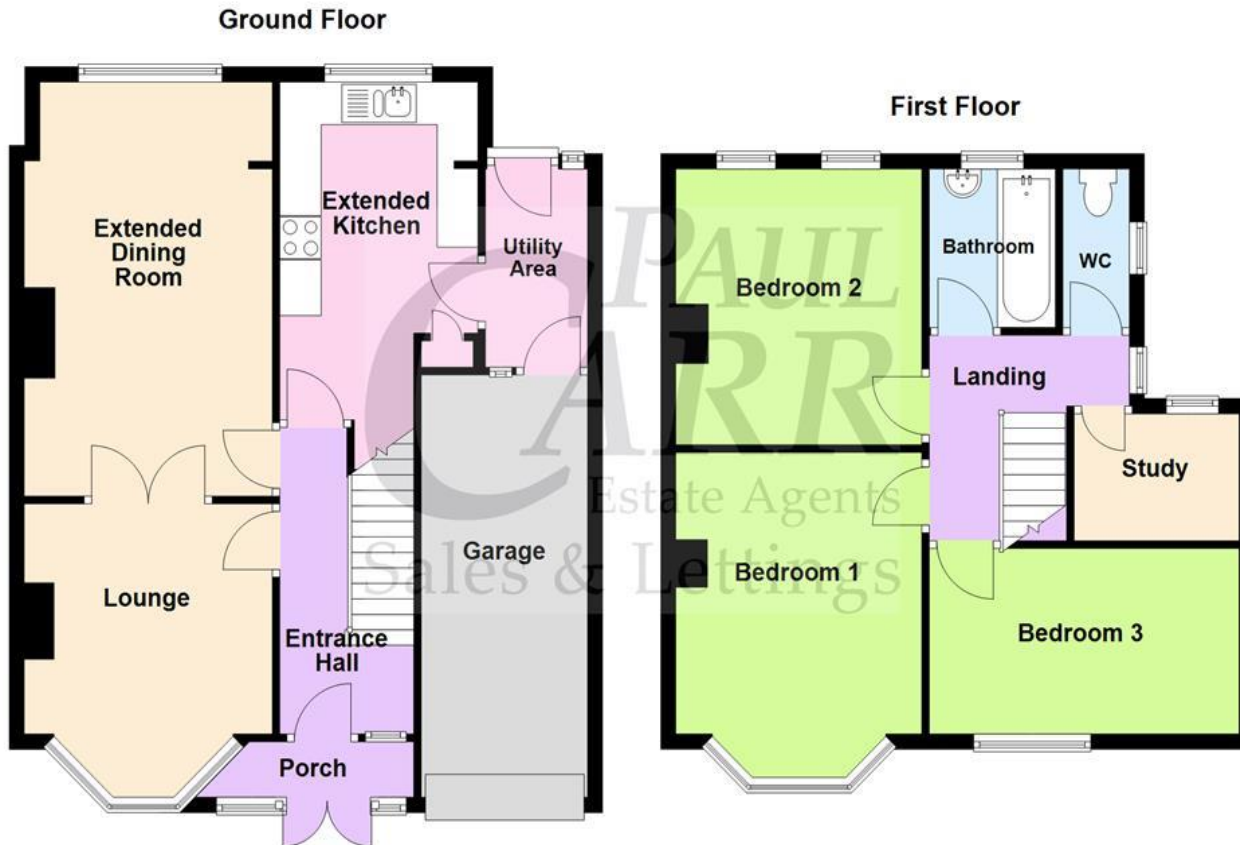
WC 5' 8" x 2' 3"
(1.73m x 0.69m)





Floor Plan

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

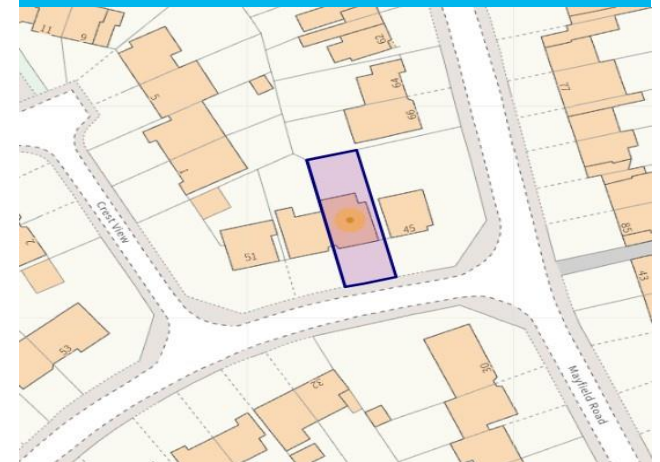


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Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING
ENERGY PERFORMANCE
CERTIFICATE**

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: 1st 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.

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