



Mayfield Road, Streetly
Sutton Coldfield, B74 3PY

£350,000

***** A THREE BEDROOM SEMI DETACHED FAMILY HOME IN STREETLY BEING SOLD WITH NO UPWARDS CHAIN *****

Situated on Mayfield Road, a popular and well-regarded residential road in Streetly, this three-bedroom semi-detached family home offers an excellent location close to reputable local schools, public transport links and a range of nearby amenities.

Externally, the property is set back behind a large block-paved front driveway with an additional lawned area, providing ample off-road parking.

Internally, the accommodation briefly comprises an enclosed porch leading into the entrance hallway, a front lounge with bay window, a separate rear dining room, kitchen, utility room, and garage, which incorporates a useful ground floor WC. To the first floor are three well-proportioned bedrooms, a shower room, and a separate WC.

Further benefits include gas central heating with a combi boiler, and double-glazed windows throughout.

To the rear is a private and well-sized garden, featuring a patio area, lawn, mature shrubbery, and fenced borders, making it ideal for family use and outdoor entertaining.

While the property would benefit from some modernisation, it has clearly been a well-loved family home and offers huge potential to create a fantastic long-term residence.

Offered for sale with no upward chain, early 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



Accommodation

Entrance Porch

Entrance Hall

14' 10" x 5' 7" (4.52m x 1.70m)

Lounge

13' 7" (into bay) x 10' 11" (4.14m x 3.32m)

Dining Room

12' 0" x 10' 11" (3.65m x 3.32m)

Kitchen

8' 3" x 7' 6" (2.51m x 2.28m)

Utility Room

9' 3" x 5' 5" (2.82m x 1.65m)

Ground Floor WC

6' 10" x 2' 9" (2.08m x 0.84m)

Garage

12' 1" x 7' 4" (3.68m x 2.23m)

First Floor Landing

Bedroom One

12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom Two

14' 2" (into bay) x 10' 0" (4.31m x 3.05m)

Bedroom Three

8' 11" x 6' 8" (2.72m x 2.03m)

Shower Room

5' 7" x 7' 5" (1.70m x 2.26m)

WC

4' 10" x 2' 5" (1.47m x 0.74m)





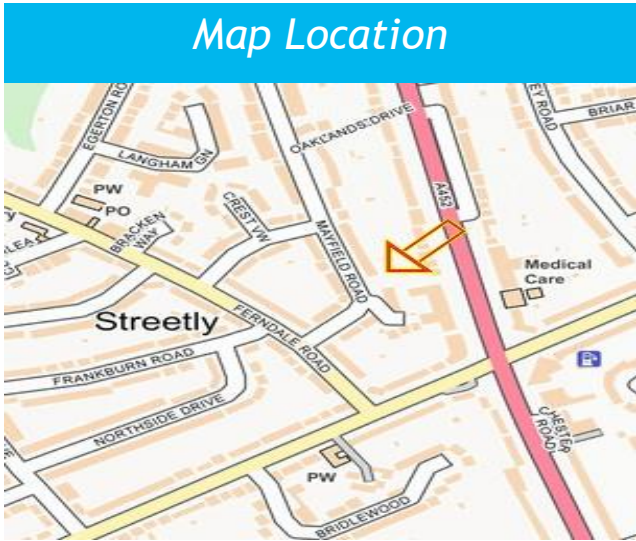
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		
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: 5th January 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED