



Greenway Drive,  
Sutton Coldfield, B73 6SF

£350,000

**\*\*\* A WELL-PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH A SIDE EXTENSION AND OFF-ROAD PARKING \*\*\***

Located in a popular residential cul-de-sac on Greenway Drive, this extended three-bedroom semi-detached family home offers generous living space and a convenient setting close to everything Sutton Coldfield has to offer. With Sutton Park's 2,400-acre National Nature Reserve just moments away, excellent public transport links, well-regarded local schools, and a wide range of nearby amenities, this property is an ideal choice for families.

The property is approached via a driveway providing off-road parking and access to a garage, with the house occupying a pleasant position within the cul-de-sac. Internally, the accommodation is well arranged and suited to modern family life.

An entrance porch leads into a welcoming hallway, which connects to the principal ground floor rooms. The main reception space is a spacious lounge/dining room, ideal for family gatherings and entertaining. A fitted kitchen sits at the heart of the home, while an extended side reception room provides a versatile additional space, perfect as a family room, playroom, or home office depending on individual needs.

To the first floor, a bright landing gives access to three generously sized double bedrooms. The accommodation is completed by a family bathroom and a separate WC, offering practical convenience for a busy household.

Externally, the property benefits from a north-west facing rear garden, offering a welcoming outdoor space with a patio area, a neatly laid-to-lawn garden, and mature shrubbery bordered by fencing. It is a pleasant and functional space, well suited to outdoor dining, play, or simply relaxing. Overall, this property combines versatile living spaces with a convenient and sought-after location.

Internal viewing is highly recommended to appreciate the full potential this home has to offer.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City 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

### Entrance Hall

9' 11" x 4' 3" (3.02m x 1.29m)

### Lounge/Dining Room

20' 11" (max) x 13' 9" (max) (6.37m x 4.19m)

### Kitchen

11' 10" x 10' 0" (3.60m x 3.05m)

### Reception Room

16' 1" x 8' 11" (4.90m x 2.72m)

### Storage Room

9' 6" x 8' 10" (2.89m x 2.69m)

### First Floor Landing

### Bedroom One

10' 5" (to wardrobes) x 13' 0" (3.17m x 3.96m)

### Bedroom Two

13' 0" x 8' 5" (3.96m x 2.56m)

### Bedroom Three

11' 0" x 6' 3" (3.35m x 1.90m)

### Bathroom

8' 3" x 5' 5" (2.51m x 1.65m)

### WC

5' 5" x 2' 7" (1.65m x 0.79m)

### Garage

16' 1" x 8' 5" (4.90m x 2.56m)





# Floor Plan

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

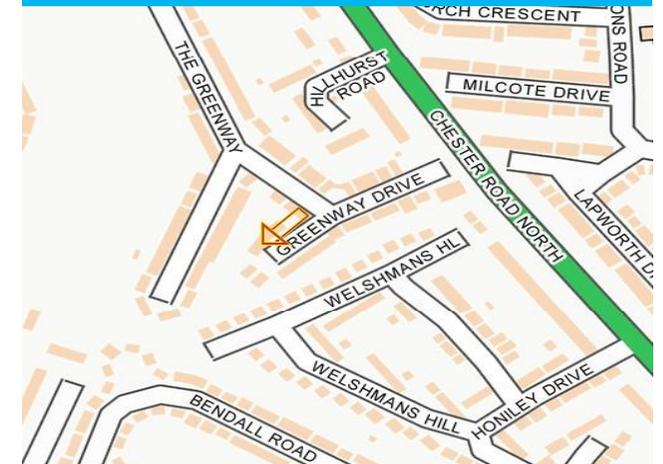


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		
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: 5th September 2025