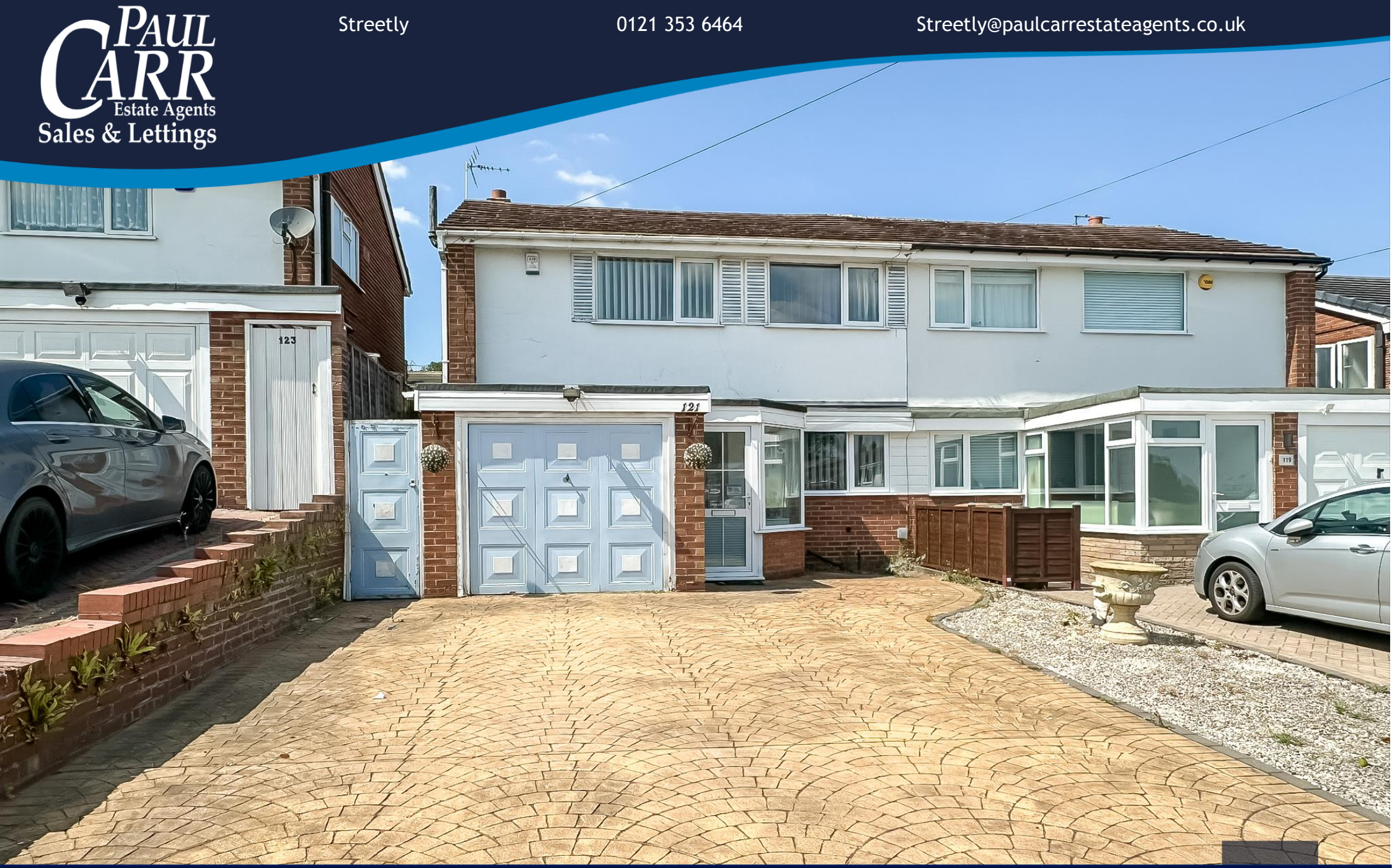
PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Hundred Acre Road, Streetly
Sutton Coldfield, B74 2BJ

Offers in the Region Of £315,000

A spacious and extended three-bedroom semi-detached family home, occupying a prime position on the ever-popular Hundred Acre Road in Streetly. Offering significant potential for improvement and modernisation, the property provides an excellent opportunity for purchasers looking to create a wonderful long-term family home tailored to their own tastes.

Ideally situated within close proximity to reputable local schools, public transport links, everyday amenities and Sutton Park's 2,400-acre National Nature Reserve, the location is particularly well suited to families.

The accommodation is approached via an entrance porch, opening into a welcoming hallway with access to a spacious ground-floor WC. To the front is a fitted kitchen, while the rear of the property has been extended to create a generous open-plan lounge and dining area, providing an excellent space for both everyday family living and entertaining. A conservatory overlooks and provides access to the rear garden. To the first floor is a bright landing, three well-proportioned double bedrooms, a family bathroom and the added benefit of a separate shower room.

Externally, the property enjoys a large driveway providing off-road parking for multiple vehicles, together with access to the garage. The private rear garden features a paved patio area, a generous lawn, mature shrubbery and fenced boundaries.

Offered for sale with no onward chain, this substantial family home presents an exciting opportunity in one of Streetly's most desirable locations.

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

Tenure: We can confirm the property is Freehold.

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


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Accommodation

Entrance Porch
8' 1" x 5' 5" (2.46m x 1.65m)

Entrance Hall
9' 10" x 6' 9" (2.99m x 2.06m)

Lounge
20' 7" x 10' 0" (6.27m x 3.05m)

Dining Area
10' 0" x 9' 0" (3.05m x 2.74m)

Conservatory
9' 6" x 8' 11" (2.89m x 2.72m)

Kitchen
11' 11" x 7' 11" (3.63m x 2.41m)

Ground Floor WC
6' 7" x 4' 10" (2.01m x 1.47m)

Garage
14' 3" x 8' 8" (4.34m x 2.64m)

First Floor Landing

Bedroom One
11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom Two
12' 6" x 8' 0" (3.81m x 2.44m)

Bedroom Three
9' 10" x 8' 5" (2.99m x 2.56m)

Bathroom
9' 3" x 5' 1" (2.82m x 1.55m)

Shower Room
2' 9" x 5' 0" (0.84m x 1.52m)











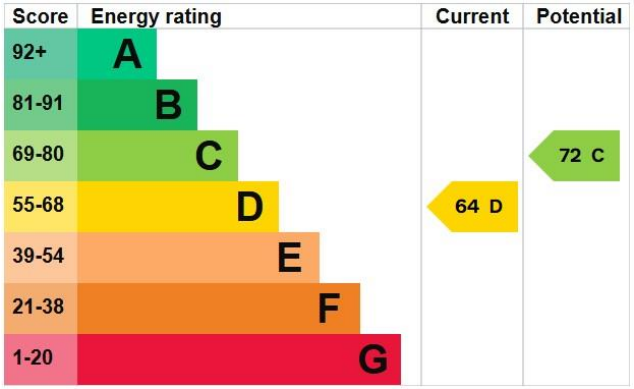


Floor Plan

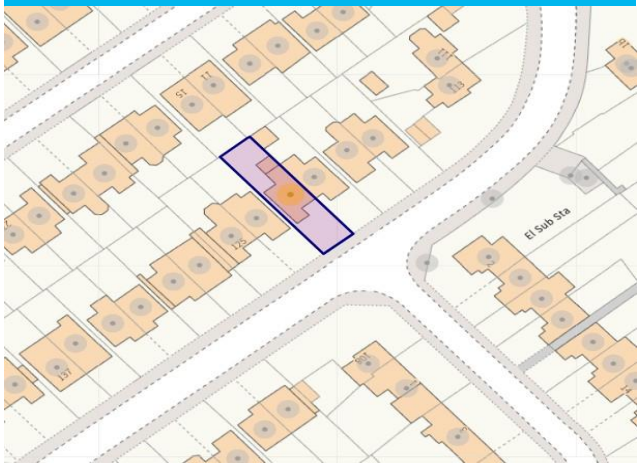
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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: 20th July 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.