



Linforth Drive, Streetly
Sutton Coldfield, B74 2EQ

Offers Over £650,000

Nestled in a highly sought-after location, this impressive and extensively modernised four-bedroom detached home on Linforth Drive offers the perfect blend of space, comfort, and convenience. Positioned within close proximity to Sutton Park's stunning 2,400-acre National Nature Reserve, reputable local schools, excellent transport links, and a variety of amenities, this property is ideal for family living.

Upon arrival, a generous block paved driveway provides ample off-road parking for multiple vehicles, along with access to the double garage (buyers are advised to check garage measurements for vehicle suitability prior to legal completion). A side gate offers convenient access to the rear garden.

Stepping inside, the entrance porch leads into a spacious and welcoming hallway, with doors opening to the main living areas. The L-shaped lounge and dining room create a bright and versatile space, perfect for relaxing or entertaining. The property also boasts a well-appointed kitchen, an additional reception room, and a multi-use family room, offering flexibility to suit modern family needs. A separate utility room with a concealed area offering space for a washing machine and tumble dryer and a cupboard provides valuable storage space.

The first floor features a generously sized master bedroom complete with a walk-in wardrobe, an additional fitted wardrobe with a built-in mirrored vanity unit, and a contemporary en-suite shower room. Three further well-proportioned bedrooms and a large four-piece family bathroom complete the upper level.

Externally, the private rear garden has been thoughtfully designed for low maintenance, featuring a patio seating area, artificial lawn, and a decking space, all enclosed by mature trees and fenced borders for added privacy. With its desirable location, spacious layout, and excellent condition, internal viewing is highly recommended to fully appreciate all that this outstanding family home has to 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

Entrance Hall 17' 8" x 9' 1" (5.38m x 2.77m)

Lounge/Dining Room 21' 7" (max) x 19' 1" (max) (6.57m x 5.81m)

Kitchen 16' 8" x 8' 11" (5.08m x 2.72m)

Reception Room 16' 8" x 8' 11" (5.08m x 2.72m)

Family Room 12' 2" x 10' 2" (3.71m x 3.10m)

Utility Room 11' 8" x 8' 4" (3.55m x 2.54m)

WC 7' 1" x 4' 5" (2.16m x 1.35m)

Double Garage 11' 3" x 15' 10" (3.43m x 4.82m)

First Floor Landing

Bedroom One 12' 3" x 15' 8" (3.73m x 4.77m)

En-Suite 8' 8" x 7' 11" (2.64m x 2.41m)

Dressing Area/Walk In Wardrobe 8' 11" x 7' 2" (2.72m x 2.18m)

Bedroom Two 13' 1" x 12' 6" (3.98m x 3.81m)

Bedroom Three 12' 7" x 11' 7" (3.83m x 3.53m)

Bedroom Four 8' 9" x 8' 10" (2.66m x 2.69m)

Family Bathroom 5' 5" x 16' 8" (1.65m x 5.08m)







Floor Plan

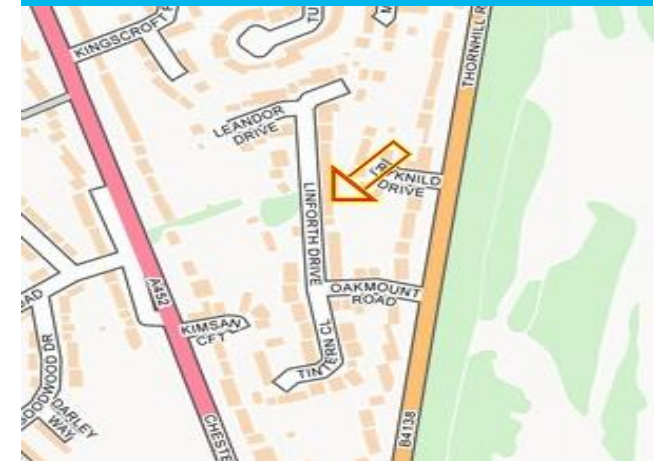
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



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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.