



Mayfield Road, Streetly  
Sutton Coldfield, B74 3PY

£400,000

Paul Carr estate agents are pleased to bring to the market this spacious and extended three-bedroom semi-detached family home with additional study/box room, ideally situated on the ever-popular Mayfield Road in Streetly.

Offering generous accommodation and excellent potential, the property benefits from a driveway providing off-road parking and is located close to highly regarded local schools, convenient amenities, and excellent transport links. A welcoming porch leads into the entrance hall, giving access to the well-planned ground floor layout. To the rear is a bright and extended lounge, enjoying views of the garden and offering an ideal space for family living. To the front, the charming dining room with bay window provides a warm and inviting area for entertaining. The extended kitchen offers ample cabinetry and workspace and is supported by a separate utility room and a ground floor WC. The ground floor also includes access to the garage, providing useful storage or scope for conversion (subject to planning permissions).

Upstairs, the property offers three double bedrooms plus a smaller study/store room, perfect for home working or extra storage. The family bathroom comprises a bath with overhead shower, toilet, wash hand basin, and an airing cupboard.

Outside, the property enjoys a private rear garden, featuring a patio seating area, a mainly lawned garden, and fenced boundaries with mature shrubbery, creating a peaceful and secure outdoor space for families.

Whilst the property does require some updating throughout, it presents an excellent opportunity for buyers to put their own stamp on a generous family home in a highly desirable location.

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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Entrance Porch

8' 7" x 2' 4" (2.61m x 0.71m)

### Entrance Hall

14' 7" x 5' 8" (4.44m x 1.73m)

### Lounge

19' 9" x 10' 11" (6.02m x 3.32m)

### Dining Room

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

### Kitchen

16' 2" x 8' 9" (4.92m x 2.66m)

### Utility Room

16' 11" x 7' 9" (5.15m x 2.36m)

### WC

3' 6" x 3' 5" (1.07m x 1.04m)

### Garage

17' 11" x 7' 4" (5.46m x 2.23m)

## First Floor Landing

### Bedroom One

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

### Bedroom Two

11' 8" x 10' 11" (3.55m x 3.32m)

### Bedroom Three

13' 8" x 8' 5" (4.16m x 2.56m)

### Study/Box Room

7' 9" x 5' 4" (2.36m x 1.62m)

### Bathroom

8' 9" x 5' 7" (2.66m x 1.70m)

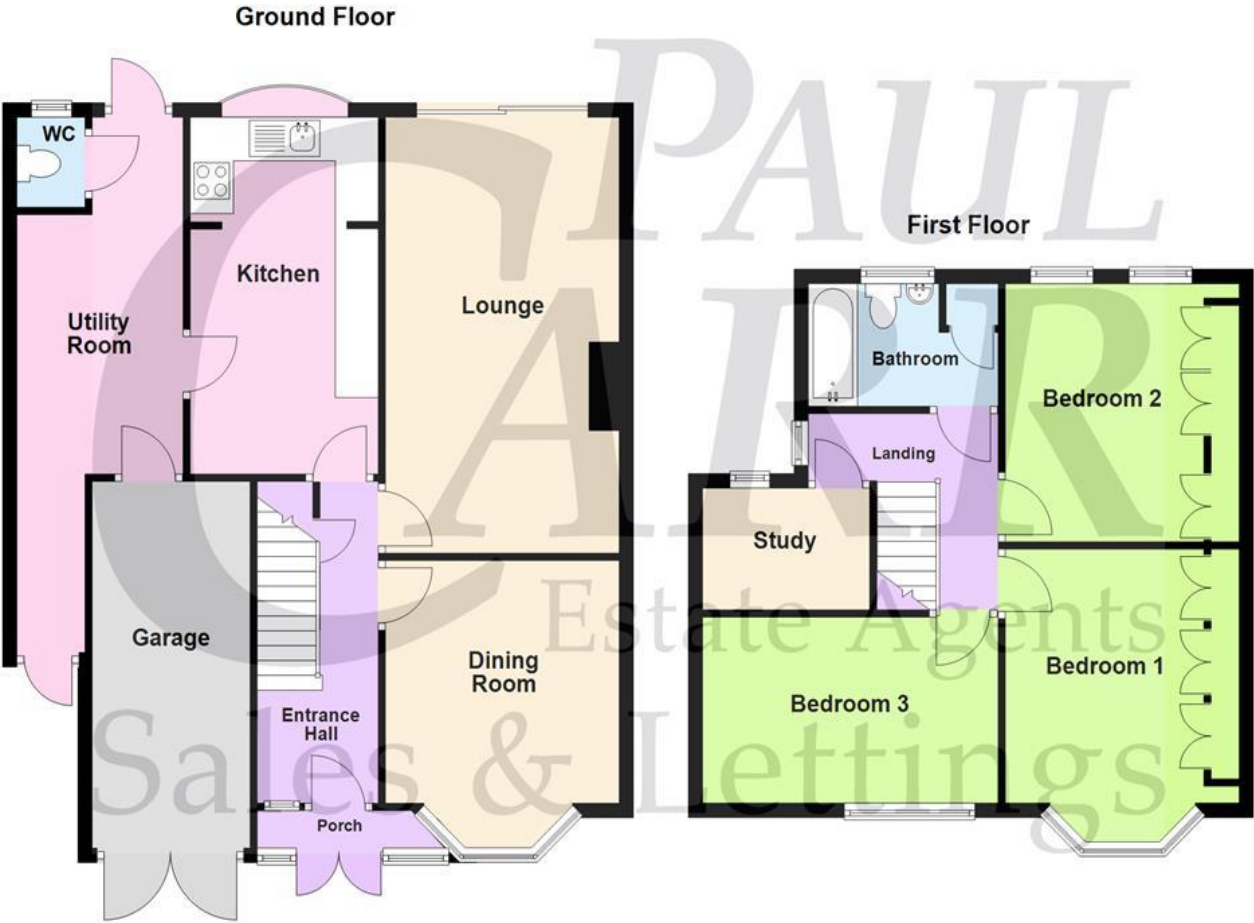






# Floor Plan

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             |         | 74 C      |
| 55-68 | D             | 63 D    |           |
| 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: 31st October 2025