



Windermere Drive, Streetly  
Sutton Coldfield, B74 3LD

**£325,000**

**\*\*\* A THREE BEDROOM SEMI DETACHED FAMILY HOME FOR SALE WITH NO ONWARDS CHAIN \*\*\***

This three-bedroom semi-detached family home on Windermere Drive in Streetly is offered for sale with no onward chain and presents an excellent opportunity for buyers seeking a property with huge potential in a highly desirable location. Set on a quiet road with no through traffic, the home is perfectly positioned for access to well-regarded local schools, public transport links and a range of local amenities, making it an ideal choice for families. The property offers a fantastic foundation for creating a wonderful family home.

The layout begins with a porch leading into a welcoming entrance hall, which gives access to a spacious through lounge diner, a kitchen, a veranda and a useful ground floor WC. The first floor provides two double bedrooms and a well-sized single bedroom, along with a shower room fitted with a shower cubicle, wash hand basin, low flush WC, bidet and an airing cupboard.

Externally, the property benefits from off-road parking to the front and a private rear garden featuring a patio area, lawned space and mature shrub and fenced borders, offering both privacy and potential for landscaping.

Internal viewing is highly recommended to fully appreciate the possibilities this well-located home has to 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: Mains electric, gas, water and 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

7' 7" x 2' 1" (2.31m x 0.63m)

### Entrance Hall

10' 7" x 7' 11" (3.22m x 2.41m)

### Lounge/Dining Room

24' 3" (into bay) x 11' 5" (7.39m x 3.48m)

### Kitchen

8' 6" x 7' 10" (2.59m x 2.39m)

### Veranda

7' 0" x 6' 11" (2.13m x 2.11m)

### WC

4' 5" x 2' 3" (1.35m x 0.69m)

### First Floor Landing

#### Bedroom One

13' 10" (into bay) x 11' 5" (4.21m x 3.48m)

#### Bedroom Two

10' 1" x 11' 7" (3.07m x 3.53m)

#### Bedroom Three

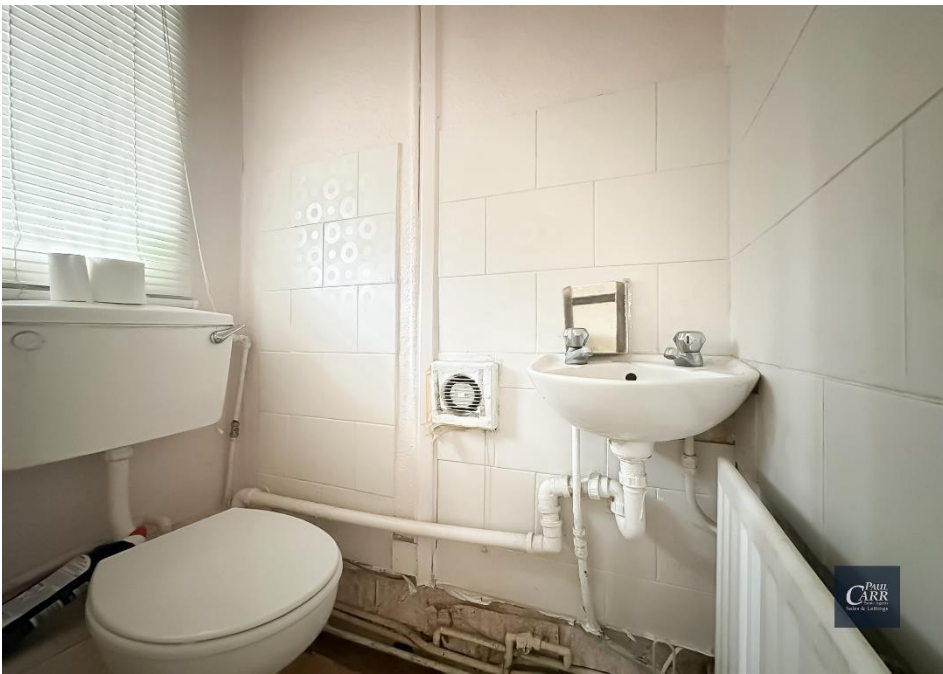
8' 5" (max) x 7' 10" (2.56m x 2.39m)

#### Shower Room

5' 4" x 7' 11" (1.62m x 2.41m)

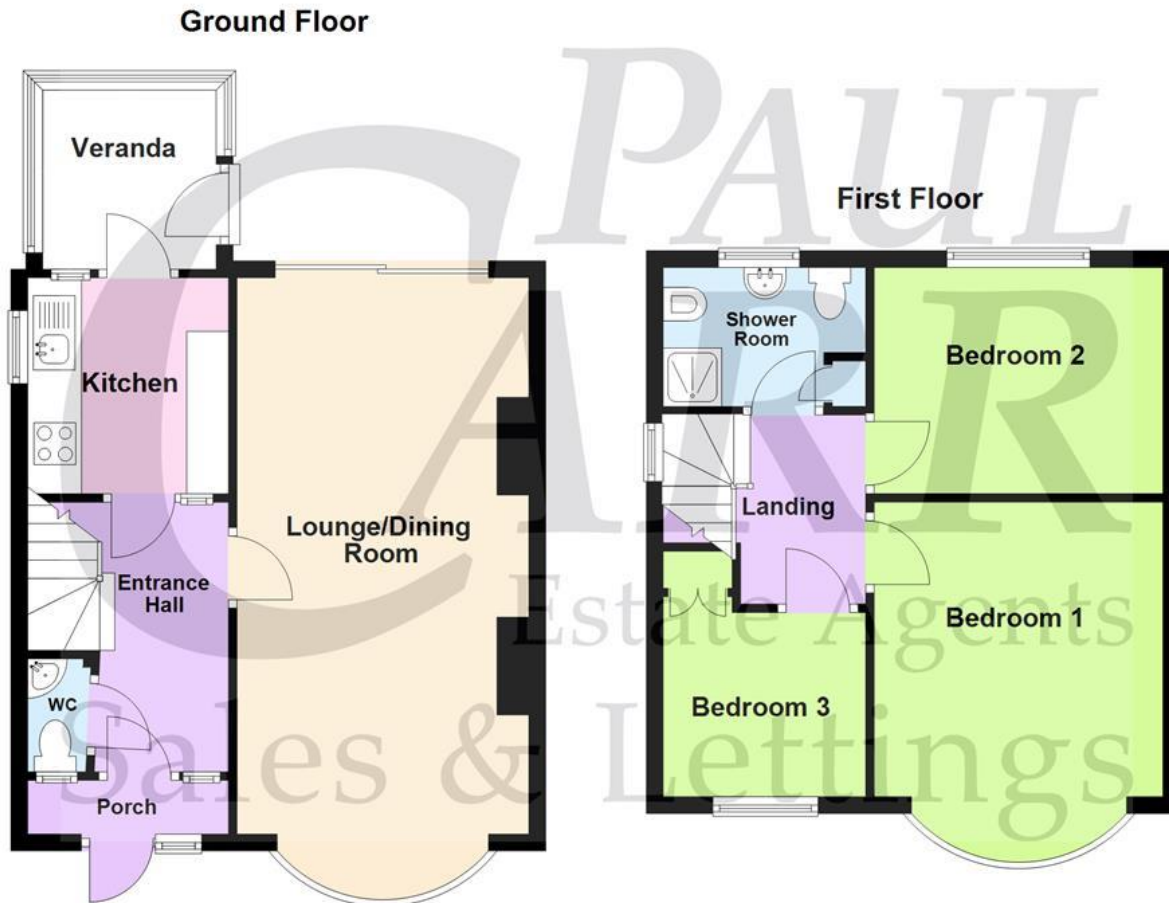






# Floor Plan

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		76 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: 5th November 2025

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.