



Field Maple Road, Streetly
Sutton Coldfield, B74 2AD

Offers Over £625,000

Nestled in the sought-after area of Streetly, this stunning executive-style four-bedroom detached family home offers spacious and versatile living accommodation, ideal for modern family life. Upon entering, you are welcomed by a bright and inviting hallway leading to a generous lounge, perfect for relaxation. A separate sitting room at the front of the property features a charming bay window, adding character and warmth. The well-appointed kitchen seamlessly flows into the dining room, creating a fantastic space for entertaining, while the adjoining utility room provides additional convenience. A ground-floor WC and a garage with a built-in home office complete the practical elements of the home.

Upstairs, the master bedroom boasts built-in wardrobes, a beautiful bay window, and a stylish en-suite shower room. The second bedroom benefits from fitted wardrobes, while the third and fourth bedrooms offer excellent space. A luxury fitted bathroom adds a touch of elegance to the upper floor.

Externally, the property features ample parking for multiple vehicles at the front. The enclosed rear garden is a true highlight, offering a patio area, lawned sections, and multiple seating areas, perfect for outdoor enjoyment.

Ideally situated close to highly regarded local schools, excellent public transport links, and the breathtaking 2,400-acre Sutton Park National Nature Reserve, this exceptional home is a must see.

Book your viewing today to avoid disappointment!

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

Entrance Hall

Lounge 15' 0" x 14' 6" (4.57m x 4.42m)

Sitting Room 8' 3" (into bay) x 9' 1" (2.51m x 2.77m)

Kitchen/Breakfast Room 14' 6" x 11' 3" (4.42m x 3.43m)

Dining Room 14' 11" x 8' 7" (4.54m x 2.61m)

Utility Room 8' 4" x 4' 9" (2.54m x 1.45m)

WC 6' 8" x 3' 8" (2.03m x 1.12m)

Garage 16' 7" (max) x 14' 0" (max) (5.05m x 4.26m)

Office 8' 3" x 7' 4" (2.51m x 2.23m)

First Floor Landing

Bedroom One 13' 0" (into bay) x 11' 11" (3.96m x 3.63m)

En-Suite 6' 11" (max) x 5' 10" (max) (2.11m x 1.78m)

Bedroom Two 11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom Three 12' 0" (max) x 8' 10" (max) (3.65m x 2.69m)

Bedroom Four 9' 8" (max) x 8' 10" (max) (2.94m x 2.69m)

Bathroom 7' 6" x 5' 5" (2.28m x 1.65m)

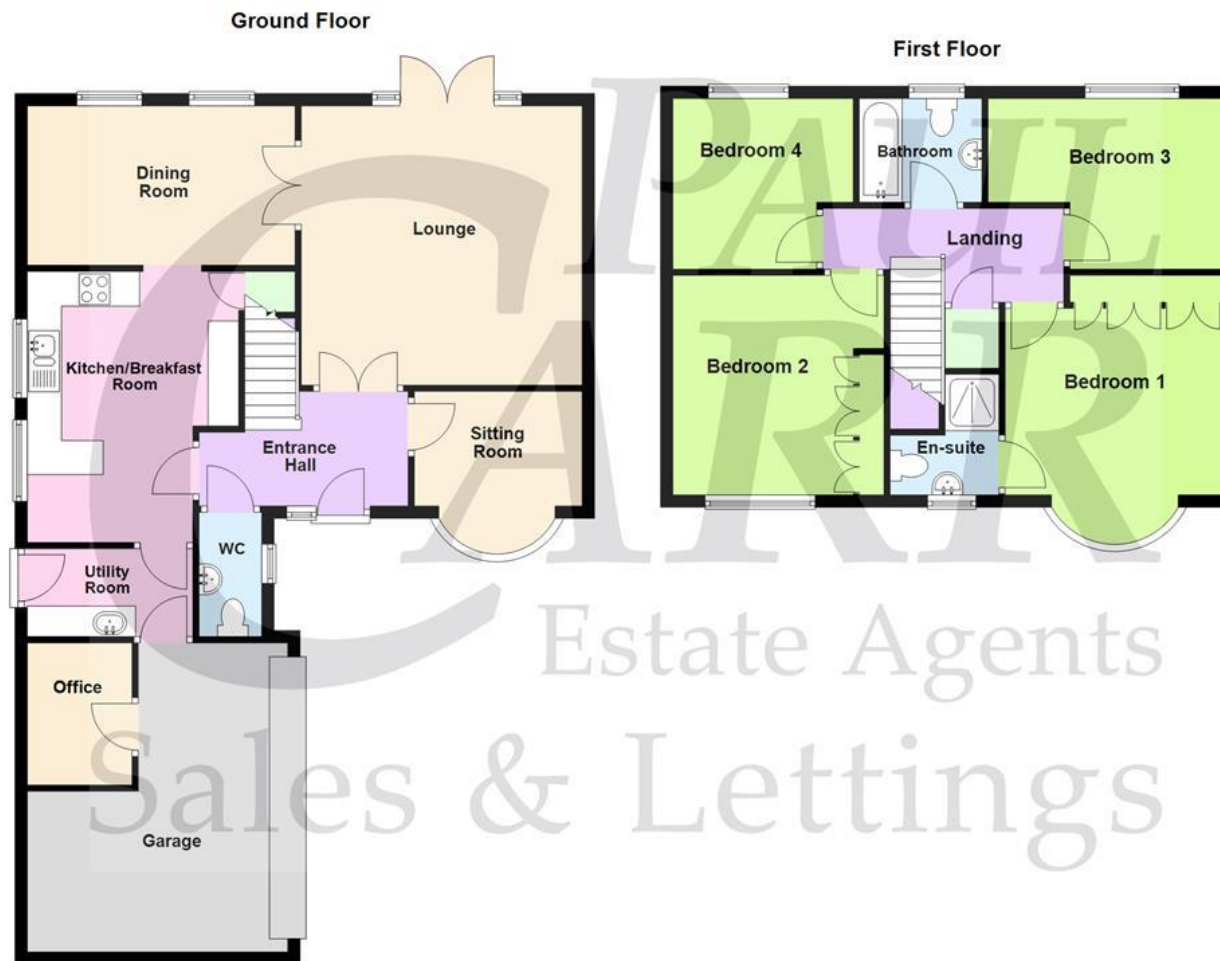






Floor Plan

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

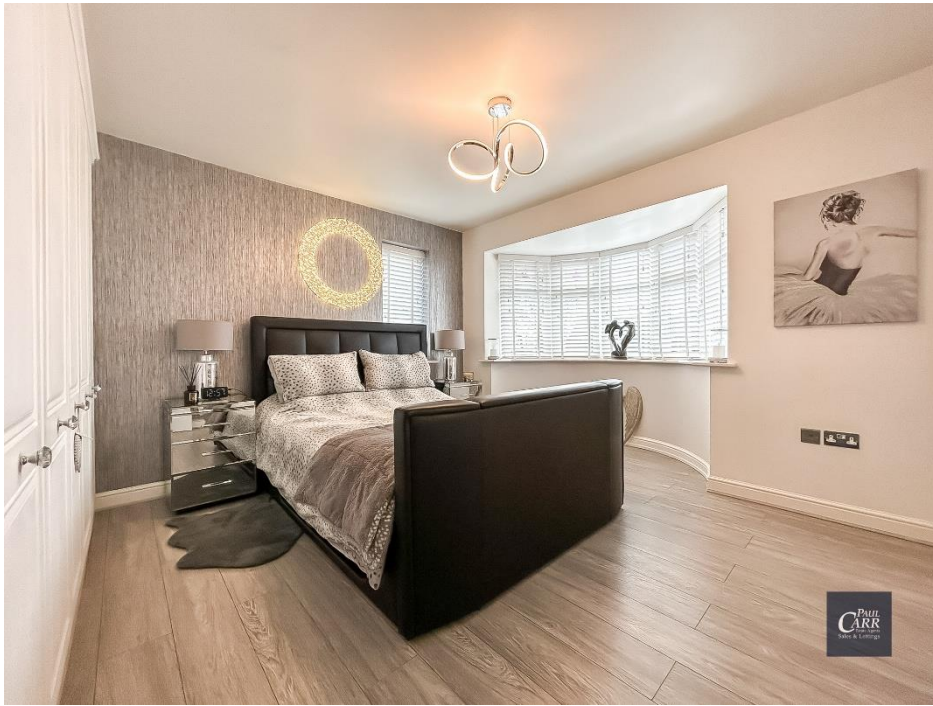


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	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: 1st April 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.