



Elmtree Road, Streetly  
Sutton Coldfield, B74 3RX

**£350,000**

Paul Carr Estate Agents are pleased to present to the market this well-maintained and attractively presented three-bedroom semi-detached home, situated in a highly sought-after residential location. The property benefits from convenient access to a range of reputable local schools, shops, and everyday amenities, while also offering excellent transport links to nearby towns and city centres, making it ideal for families and commuters alike.

The accommodation is thoughtfully arranged and briefly comprises an entrance porch leading into a welcoming entrance hall, which provides access to a spacious open-plan lounge and dining area. This bright and versatile living space offers plenty of room for both relaxing and entertaining, with natural light flowing through to the adjoining conservatory, creating an additional reception area that overlooks the rear garden. The fitted kitchen provides ample storage and worktop space and leads through to a useful utility room, offering additional practicality for day-to-day living. To the first floor, the landing provides access to three well-proportioned bedrooms, each offering comfortable accommodation suitable for a growing family, home office, or guest room. The floor is completed by a family bathroom fitted with a modern suite. Externally, the property continues to impress.

To the front is a driveway providing off-road parking for multiple vehicles, along with access to the attached garage. To the rear, the property boasts an enclosed and well-maintained garden featuring a paved patio area ideal for outdoor dining and entertaining, with a lawned section bordered by established flowers and shrubs, creating an attractive and private outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation, location, and potential this lovely 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: 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)**



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## Accommodation

### Entrance Porch

### Entrance Hall

12' 2" x 7' 8" (3.71m x 2.34m)

### Lounge/Dining Room

27' 9" (max) x 11' 6" (8.45m x 3.50m)

### Kitchen

8' 0" x 16' 6" (2.44m x 5.03m)

### Conservatory

8' 7" x 11' 10" (2.61m x 3.60m)

### Utility Room

8' 6" x 8' 10" (2.59m x 2.69m)

### Garage

15' 9" x 7' 11" (4.80m x 2.41m)

### First Floor Landing

### Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

### Bedroom Two

12' 0" x 11' 4" (3.65m x 3.45m)

### Bedroom Three

8' 9" x 7' 9" (2.66m x 2.36m)

### Family Bathroom

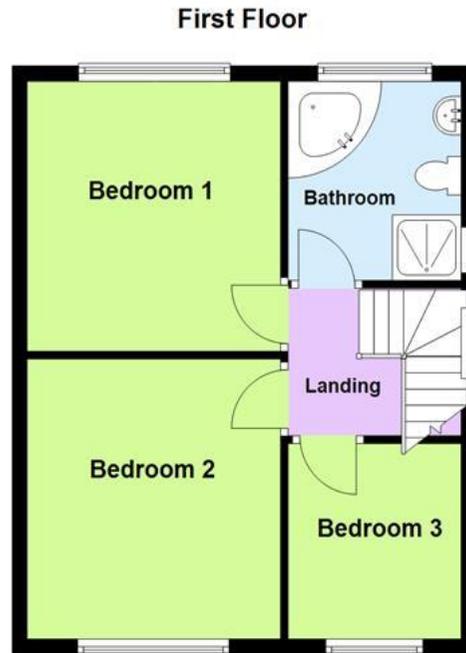
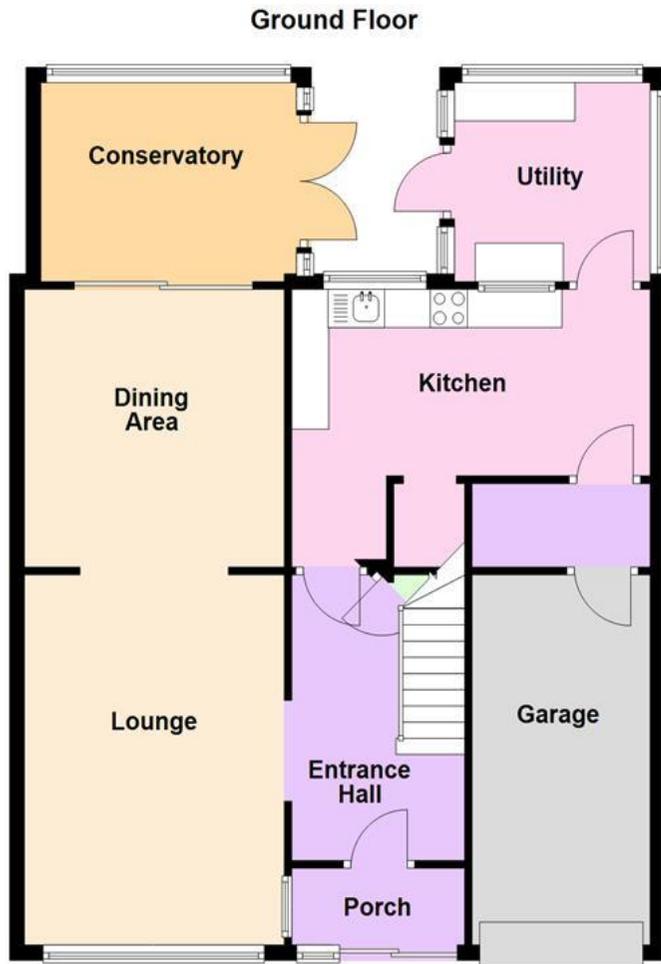
8' 6" x 7' 8" (2.59m x 2.34m)





# 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		
69-80	C		80 C
55-68	D	65 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: 11th March 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.