



Katsura Close, Streetly,  
Sutton Coldfield, B74 2AR

Offers in the Region Of £475,000



Spacious four-bedroom detached home in prestigious 'Poets Wood' Development – No Upward Chain.

This beautifully presented four-bedroom detached family home, located in the highly sought-after 'Poets Wood' development, is offered for sale with no upward chain.

Boasting generous living space, modern upgrades, and a versatile layout, this property is ideal for families seeking both comfort and convenience.

Upon entering, a bright and spacious entrance hallway welcomes you, leading to three versatile reception rooms.

The lounge flows seamlessly into the dining area, where double doors open onto the private rear garden, creating a perfect space for entertaining. The refitted kitchen features a stylish range of wall and base units with integrated appliances, including an oven, hob, dishwasher, and cooker hood. A separate utility room provides additional space, housing a recently replaced boiler, an extra sink, and space for a washing machine and tumble dryer. A modern refitted W.C. is conveniently accessed from the utility room.

The converted garage offers a flexible additional reception space, ideal as a sitting room, home office, or playroom.

Upstairs, four well-proportioned bedrooms and a modern family bathroom provide excellent living space.

The master bedroom enjoys a front aspect, fitted wardrobes, and a stylish en suite with a walk-in shower, vanity unit, W.C., and sink. Bedroom two, also front-facing, benefits from fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three featuring fitted wardrobes. The refitted family bathroom includes a bath with shower over, a sleek vanity unit with sink, and W.C.

The rear garden boasts a large patio and decked area, with steps leading down to a lawn with shrub borders and fenced boundaries for privacy.

At the front, there is off-road parking for multiple vehicles, a lawned area, and decorative slate borders enhancing kerb appeal.

Viewing is highly recommended to fully appreciate the space and quality this exceptional home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E

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)



### **Ground Floor Accommodation**

Lounge 17' 2" x 10' 10"  
(5.24m x 3.31m)

Dining Room 11' 1" x 9' 5"  
(3.37m x 2.88m)

Kitchen 10' 2" x 9' 10"  
(3.1m x 3.0m)

Utility 5' 10" x 5' 9"  
(1.78m x 1.74m)

W.C

Reception Room 16' 10" x 8' 1"  
(5.12m x 2.47m)

### **First Floor Accommodation**

Bedroom One 14' 4" x 10' 10"  
(4.38m x 3.31m)

En-suite 8' 10" x 5' 11"  
(2.7m x 1.8m)

Bedroom Two 14' 11" x 8' 6"  
(4.55m x 2.6m)

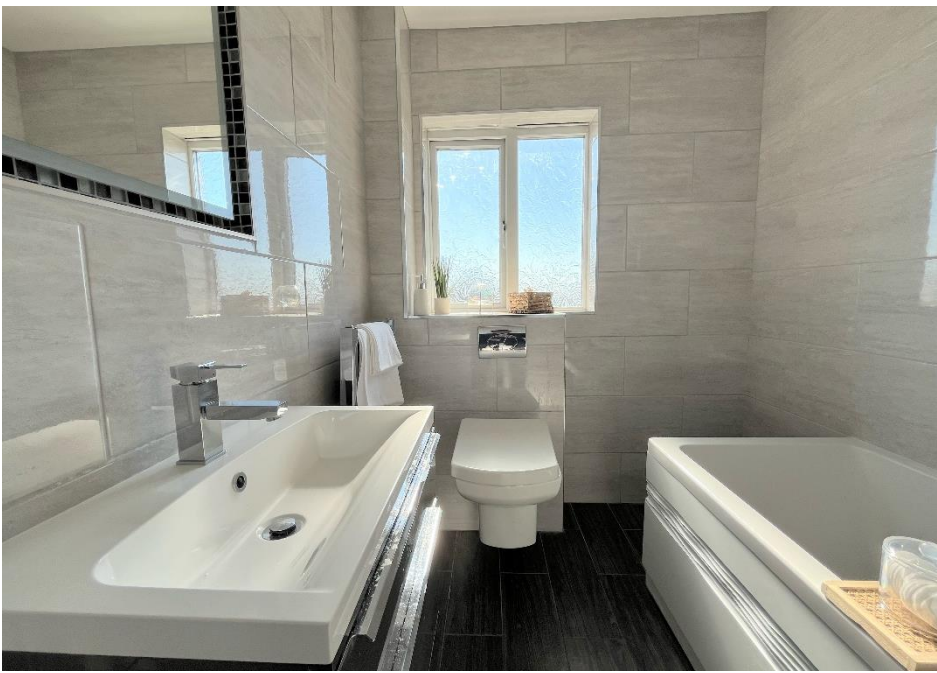
Bedroom Three 11' 8" x 7' 7"  
(3.56m x 2.31m)

Bedroom Four 11' 9" x 7' 9"  
(3.57m x 2.36m)

Family Bathroom 7' 9" x 5' 10"  
(2.35m x 1.79m)







# Floor Plan

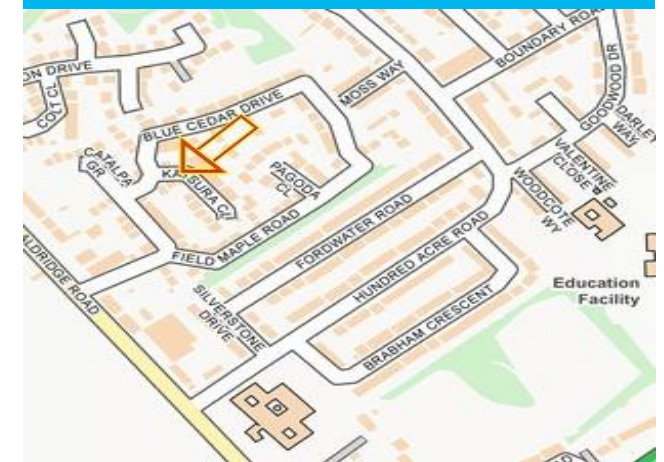
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 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: 12th March 2025