



Forest Close, Streetly  
Sutton Coldfield, B74 2JZ

Offers Over £325,000

Paul Carr Estate Agents are pleased to present this beautifully maintained three-bedroom semi-detached family home, ideally situated in a sought-after cul-de-sac location. Conveniently positioned for local amenities including shops and restaurants, transport links and popular local schools (catchments should be checked)

The property is approached via a driveway, offering access to a front porch and shared side entry leading to a garage.

Upon entering, you are welcomed by a bright and inviting reception hallway with stairs rising to the first-floor landing.

From here, doors lead to the spacious through lounge/diner and a well-appointed fitted kitchen. The lounge/diner features a front-facing window allowing plenty of natural light, with patio doors opening into a generous conservatory, creating an excellent space for relaxation or entertaining.

The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces, a stainless-steel sink with mixer tap, and integrated appliances including an oven, hob, and extractor fan.

Upstairs, the first floor offers three well-proportioned bedrooms and a stylish family bathroom.

The bathroom has been tastefully updated with a modern suite comprising a low-flush WC, wash basin, and a panelled bath with shower over, finished with contemporary wall tiling.

To the rear, the garden features a patio area and a lawned section, all enclosed fenced boundaries, ideal for families and outdoor entertaining.

The garage benefits from an up-and-over front door and a door providing access to the garden.

This lovely family home is offered for sale with no upward chain, making it a perfect opportunity for first-time buyers, and growing families.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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)



Porch

Hallway

Through Lounge Diner

13' 10" max x 0' 0" (4.21m x 0.00m)

Conservatory

9' 3" x 8' 5" (2.82m x 2.56m)

Fitted Kitchen

10' 2" x 8' 7" (3.10m x 2.61m)

First Floor Accommodation

Bedroom 1

11' 3" x 11' 3" to wardrobes (3.43m x 3.43m)

Bedroom 2

13' 3" max x 11' 2" max (4.04m x 3.40m)

Bedroom 3

8' 6" max x 6' 5" max (2.59m x 1.95m)

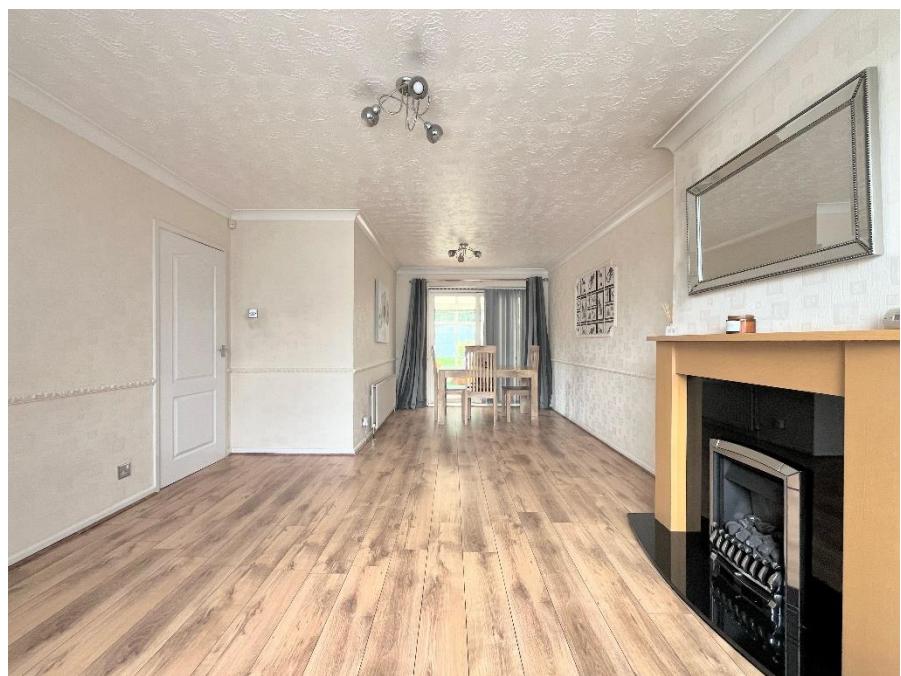
Bathroom

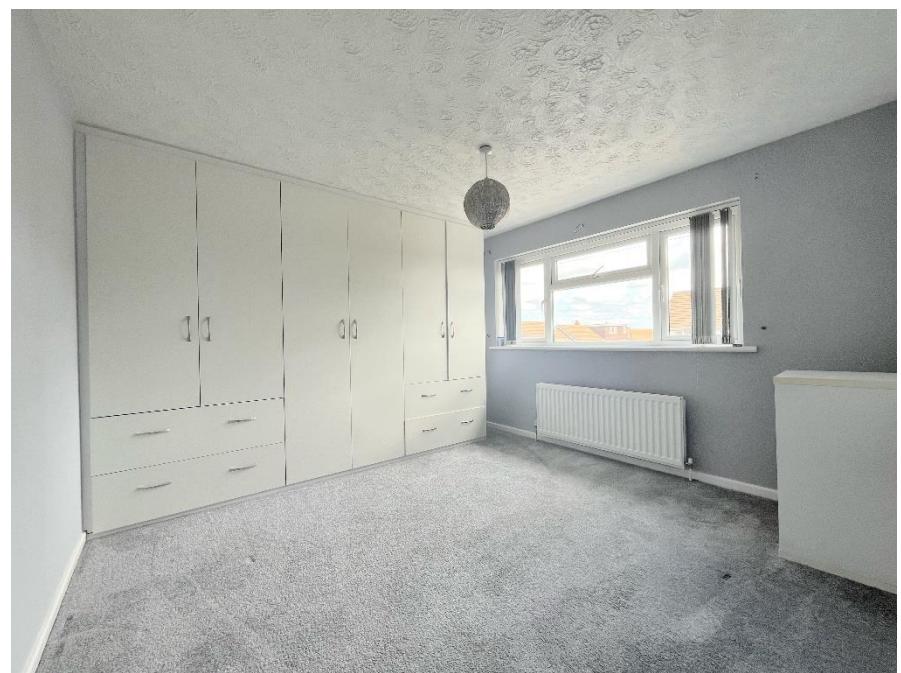
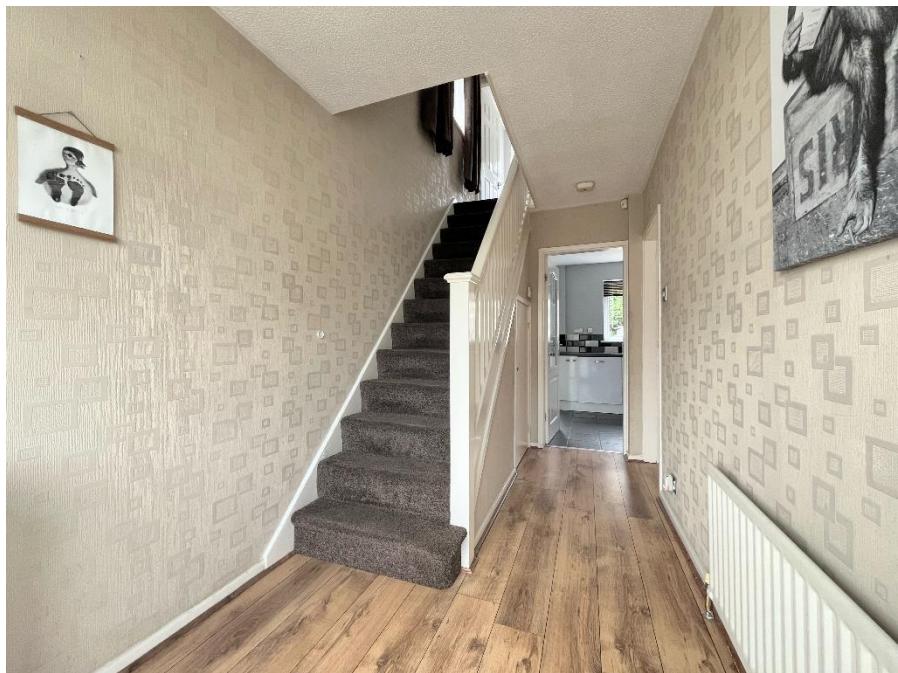
5' 6" x 8' 0" (1.68m x 2.44m)

Outside

Garage 20' 0" x 8' 8" (6.09m x 2.64m)

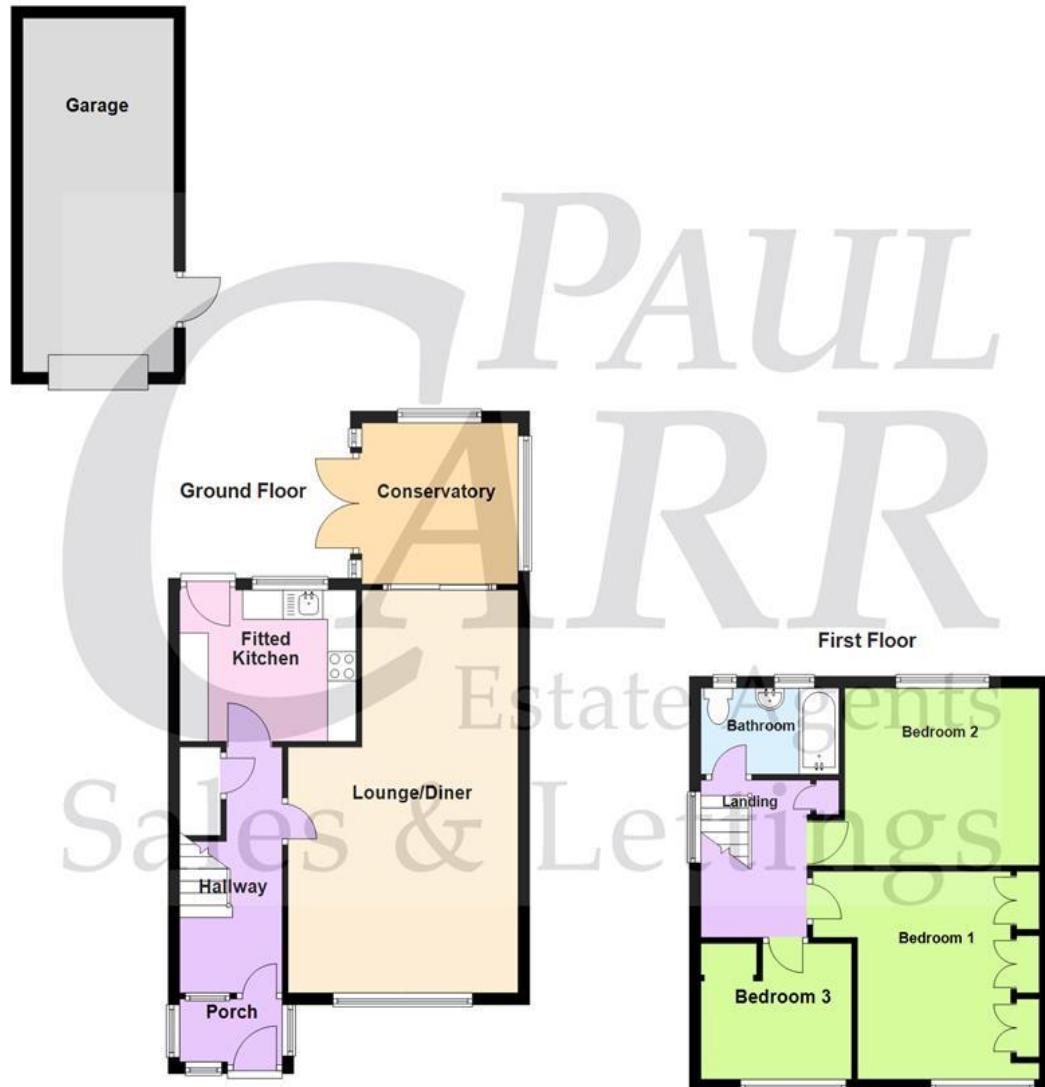






# Floor Plan

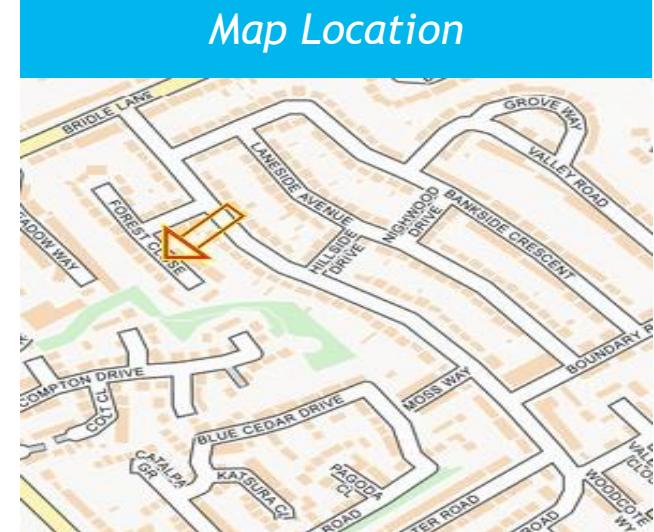
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	
69-80	C		
55-68	D	67 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: 11/06/25