



Mayfield Road, Streetly,  
Sutton Coldfield, B74 3PX

**£350,000**



Paul Carr Estate Agents are delighted to present this charming three-bedroom family home on Mayfield Road, Streetly. If you're in search of a family home within close proximity to highly regarded local schools (catchments should be checked) and everyday amenities, this delightful three-bedroom property on Mayfield Road is not to be missed.

Offering excellent kerb appeal, generous living space, and huge potential to grow with your family's needs, it presents a fantastic opportunity for a wide range of buyers.

Set back from the road behind a driveway, the home offers ample parking and a wonderful first impression.

Upon entering, you're welcomed by a spacious hallway that leads into a bright and airy lounge with doors opening into a dining room—perfect and versatile for family life.

This inviting space features a bay window to the front and French doors that open out onto the rear garden, allowing natural light to flood in.

The kitchen is well-appointed with fitted units and a convenient pantry, while a separate storage room offers further storage and access to both the rear garden and the garage.

Upstairs, the property boasts three well proportioned bedrooms, as well as a shower room with separate wc.

Outside, the property truly shines with a beautifully maintained, extensive rear garden. With its mature shrubs, lush lawn, and enclosed boundary, it's an ideal space for children to play or for entertaining—while still leaving plenty of room to extend the home, subject to all permissions being obtained.

This home is ready to move into yet offers fantastic scope for future improvements, making it an ideal long-term investment for families looking to settle in this desirable area.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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)







### **Ground Floor Accommodation**

Porch 2' 6" max x 8' 3" max  
(0.76m x 2.51m)

Hallway 16' 6" max x 5' 7" max  
(5.03m x 1.70m)

Lounge 13' 8" into bay x 11' 0" max  
(4.16m x 3.35m)

Dining Room 13' 3" max x 11' 0" max  
(4.04m x 3.35m)

Storage Room 9' 6" x 5' 5"  
(2.89m x 1.65m)

### **First Floor Accommodation**

Bedroom One 12' 3" max x 11' 0" max  
(3.73m x 3.35m)

Bedroom Two 11' 9" max x 10' 3" max  
(3.58m x 3.12m)

Bedroom Three 9' 0" max x 6' 7" max  
(2.74m x 2.01m)

WC 2' 4" x 4' 8"  
(0.71m x 1.42m)

Shower Room 7' 6" max x 5' 5" max  
(2.28m x 1.65m)

### **Outside**

Garage 15' 6" x 7' 5"  
(4.72m x 2.26m)

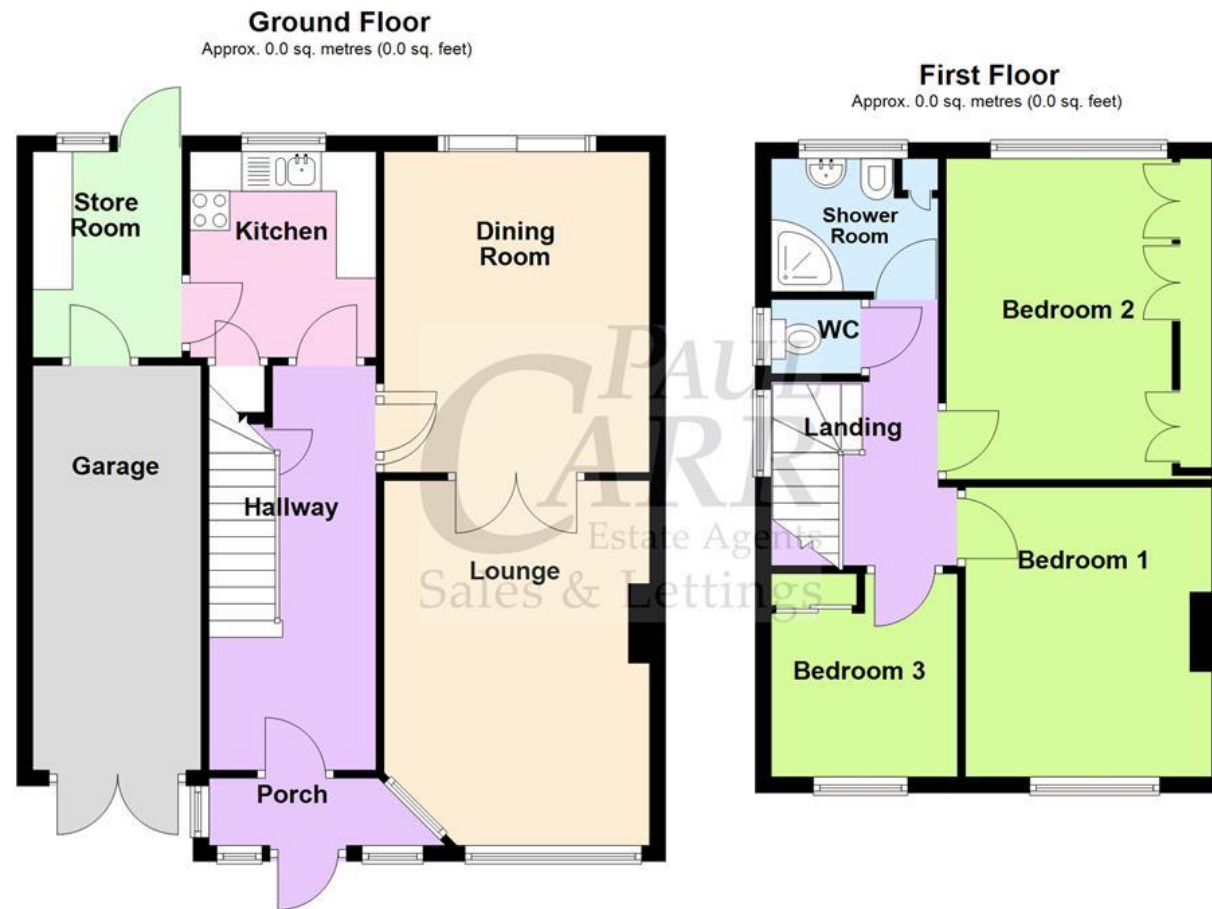






# Floor Plan

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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Plan produced using PlanUp.

## Energy Performance Rating

**NEW INSTRUCTION  
AWAITING  
ENERGY  
PERFORMANCE  
CERTIFICATE**

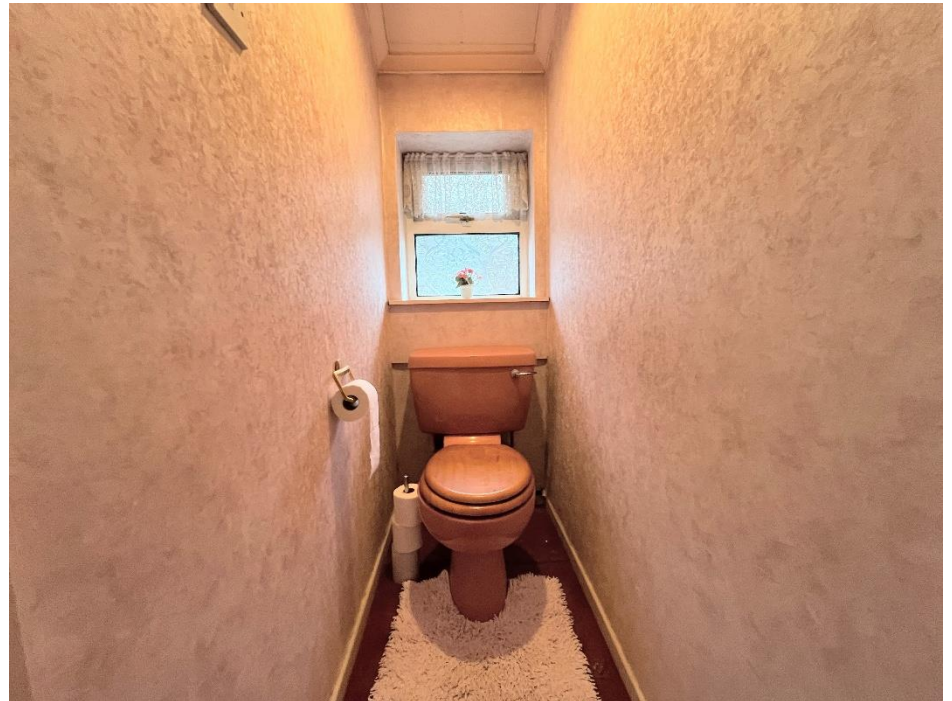
## Map Location















### 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:

**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.

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