



Chester Road, Streetly  
Sutton Coldfield, B74 2HR

**£500,000**

Paul Carr Estate Agents are delighted to present this exceptional four-bedroom detached family home, situated in the sought-after area of Streetly. This desirable location offers convenient access to highly regarded local schools (catchment areas should be verified), excellent transport links, and a range of amenities.

The property is approached via a well-maintained lawned fore garden and a spacious multi-vehicle driveway, leading to an integral garage and a welcoming reception hallway. Inside, the home features a bright and airy dual-aspect lounge/diner, offering stunning views of the rear garden—perfect for both relaxation and entertaining. The family-oriented breakfast kitchen is well-equipped with a range of wall, drawer, and base units, complemented by ample worktop space.

Upstairs, you'll find four generously sized double bedrooms and a family bathroom, providing ample space for a growing family.

The charming rear garden is mainly laid to lawn, featuring a patio area, ideal for outdoor dining and leisure. Additionally, the integral garage comes with an up-and-over door for convenience.

A key highlight of this property is its exciting potential—with planning permission already granted (Ref: 23/0598) to extend the rear and convert the loft, offering an incredible opportunity to create a truly bespoke family home.

Early viewing is highly recommended to appreciate all this fantastic 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)







## Room Measurements

Lounge/Diner 25' 3" x 11' 3" (7.69m x 3.43m)

Breakfast Kitchen 16' 4" max x 9' 1" max (4.97m x 2.77m)

Guest WC 6' 8" x 2' 5" (2.03m x 0.74m)

Bedroom 1 13' 6" max x 11' 4" max (4.11m x 3.45m)

Bedroom 2 11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom 3 12' 5" x 8' 6" (3.78m x 2.59m)

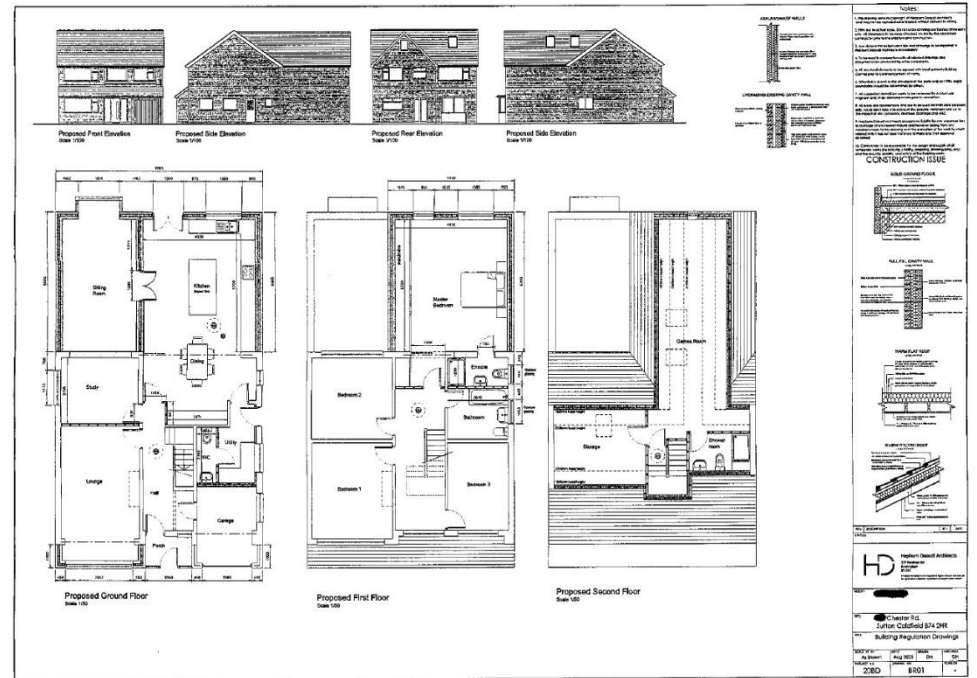
Bedroom 4 11' 4" x 9' 3" (3.45m x 2.82m)

Family Bathroom 8' 5" x 7' 3" (2.56m x 2.21m)

Garage 19' 3" max x 9' 7" max (5.86m x 2.92m)







# 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		79 C
55-68	D	61 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: