



Lilac Avenue, Streetly,
Sutton Coldfield, B74 3TF

£350,000

Paul Carr Estate Agents are proud to present this well-presented and extended three-bedroom semi-detached home, nestled on one of Streetly's most sought-after roads.

This wonderful property offers generous living space, thoughtfully designed to meet the needs of modern family life and is ideally located close to highly regarded schools (catchments should be checked), local amenities, and transport links.

Ground Floor Accommodation: Step inside through a welcoming reception hallway, with convenient access to a guest WC. From here, double doors lead into a bright and spacious lounge, with views over the rear garden – the perfect space to relax and unwind.

A snug area to the rear provides a cosy secondary living space and flows effortlessly into the contemporary fitted kitchen, forming the heart of the home. This space is ideal for both day-to-day living and entertaining.

A versatile dining room adjoins the kitchen, with direct access to a well-equipped utility room, offering ample storage, a sink unit, and plumbing for a washing machine and other white goods.

First Floor Accommodation: Upstairs, the property offers three generously proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room – a rare and welcome addition in this style of home. A stylish family bathroom serves the remaining bedrooms.

Outside: To the rear, an enclosed garden provides a tranquil escape, complete with a patio seating area, feature garden pond, and lawned area ideal for children or entertaining.

To the front, a spacious driveway provides off-road parking for multiple vehicles.

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: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Porch 8' 2" x 2' 9" (2.49m x 0.84m)

Hallway 8' 8" x 6' 3" (2.64m x 1.90m)

Guest wc 9' 5" x 2' 8" (2.87m x 0.81m)

Lounge 16' 8" x 11' 3" (5.08m x 3.43m)

Snug 8' 5" x 8' 0" (2.56m x 2.44m)

Fitted Kitchen 11' 11" x 8' 3" (3.63m x 2.51m)

Dining Room 7' 9" x 8' 4" (2.36m x 2.54m)

Utility Room 7' 4" x 7' 9" (2.23m x 2.36m)

First Floor Accommodation

Bedroom One 13' 8" x 10' 3" (4.16m x 3.12m)

En-Suite Shower Room 5' 8" x 4' 0" (1.73m x 1.22m)

Bedroom Two 12' 4" x 8' 7" (3.76m x 2.61m)

Bedroom Three 9' 8" x 8' 2" (2.94m x 2.49m)

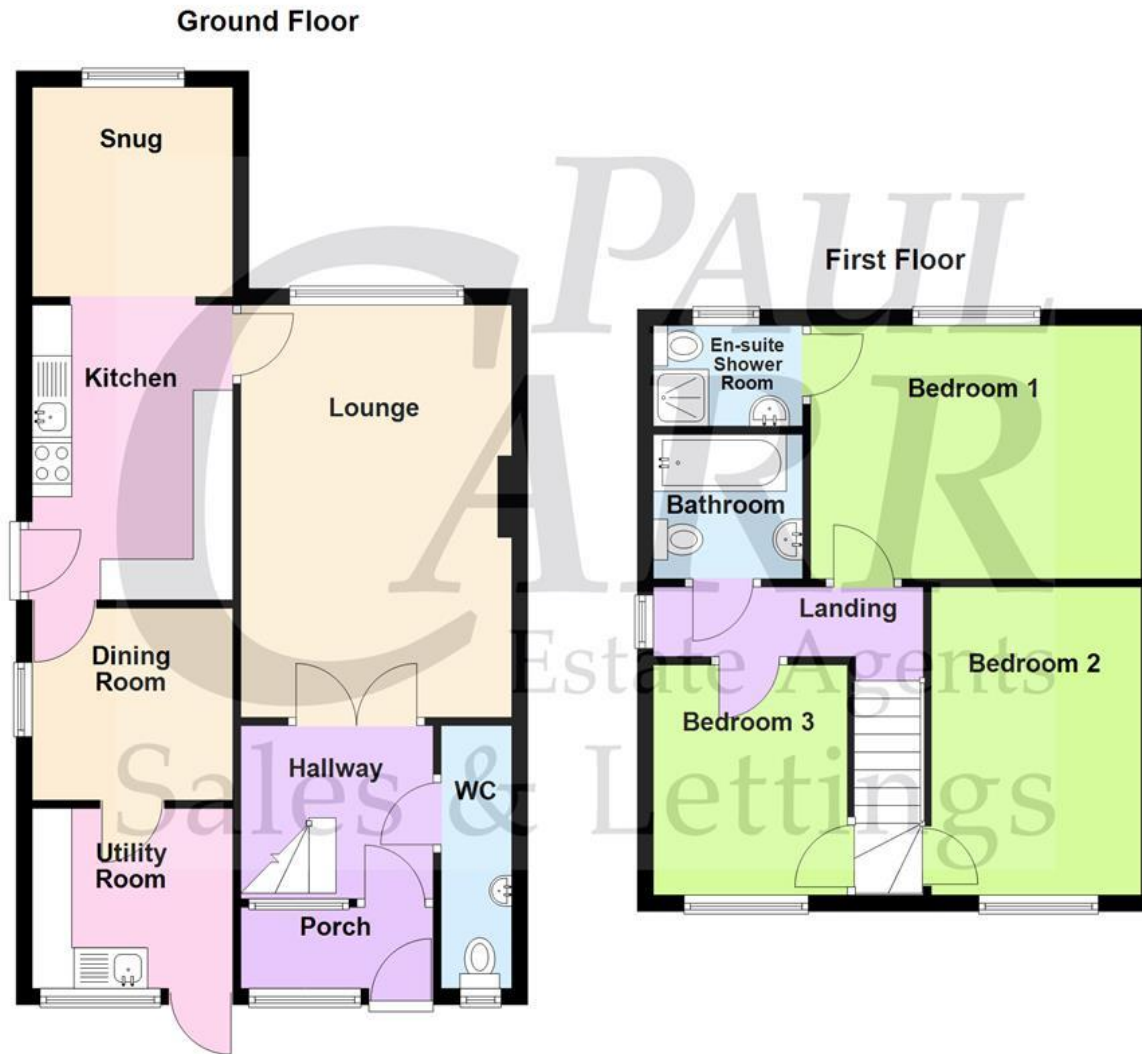
Bathroom 5' 6" x 5' 6" (1.68m x 1.68m)





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		72 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: 14th June 2025