



Lindrosa Road, Streetly
Sutton Coldfield, B74 3LB

£450,000

Paul Carr Estate Agents are proud to present this exceptional and greatly extended traditional semi-detached family home, impeccably finished and positioned within one of Streetly's most sought-after locations, enjoying beautiful open views to the rear.

This immaculately presented three-bedroom property has been thoughtfully extended and comprehensively modernised to an outstanding standard throughout, creating a stylish yet practical home that is perfectly suited to modern family living.

Situated on a popular residential road, this outstanding home should be at the very top of your viewing list. The location is ideal for families, with highly regarded local schools nearby (buyers are advised to check catchment areas), and the property lies within approximately one mile of Sutton Park, a spectacular 2,400-acre National Nature Reserve, offering endless opportunities for walking, cycling, and outdoor leisure.

Internally, the accommodation has been finished to an impressive specification. The heart of the home is the stunning open-plan kitchen, dining and family room, flooded with natural light and featuring bi-fold doors that open seamlessly onto the rear garden, perfectly blending indoor and outdoor living.

Additional ground floor accommodation includes a separate, well-proportioned lounge with dual-fuel fire, with a choice of burning coal or wood creating a cosy atmosphere and a contemporary shower room completes the ground floor accommodation.

To the first floor are three generous bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a sleek and modern family bathroom. The third bedroom is currently used as a study but could be easily used as a good sized single bedroom.

In addition, there is a loft which is boarded and insulated with pull down ladder.

Externally, the property boasts a block-paved driveway providing off-road parking with access to the garage.

To the rear, the attractive garden is mainly laid to lawn and enjoys impressive, far-reaching views, creating a peaceful and private outdoor retreat.

This truly unique home combines quality, space, and location in equal measure and must be viewed to fully appreciate the exceptional finish and stunning outlook on offer.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Mains Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464



Ground Floor Accommodation

Porch

Hallway

Lounge 13' 2" into bay x 11' 5" max
(4.01m x 3.48m)

Open Plan Kitchen, Dining Area and Family Room
23' 3" max x 21' 3" max
(7.08m x 6.47m)

Ground Floor Shower Room 7' 0" x 2' 9"
(2.13m x 0.84m) approximate measurements due to shape

First Floor Accommodation

Bedroom One 13' 1" into bay x 9' 5" to wardrobes
(3.98m x 2.87m)

Bedroom Two 11' 5" x 10' 5"
(3.48m x 3.17m)

Bedroom Three 11' 5" max x 7' 8" max
(3.48m x 2.34m)

Bathroom 7' 9" max x 5' 3" max
(2.36m x 1.60m)

Outside

Side Garage 12' 6" x 8' 4"
(3.81m x 2.54m)
approximate measurements due to shape

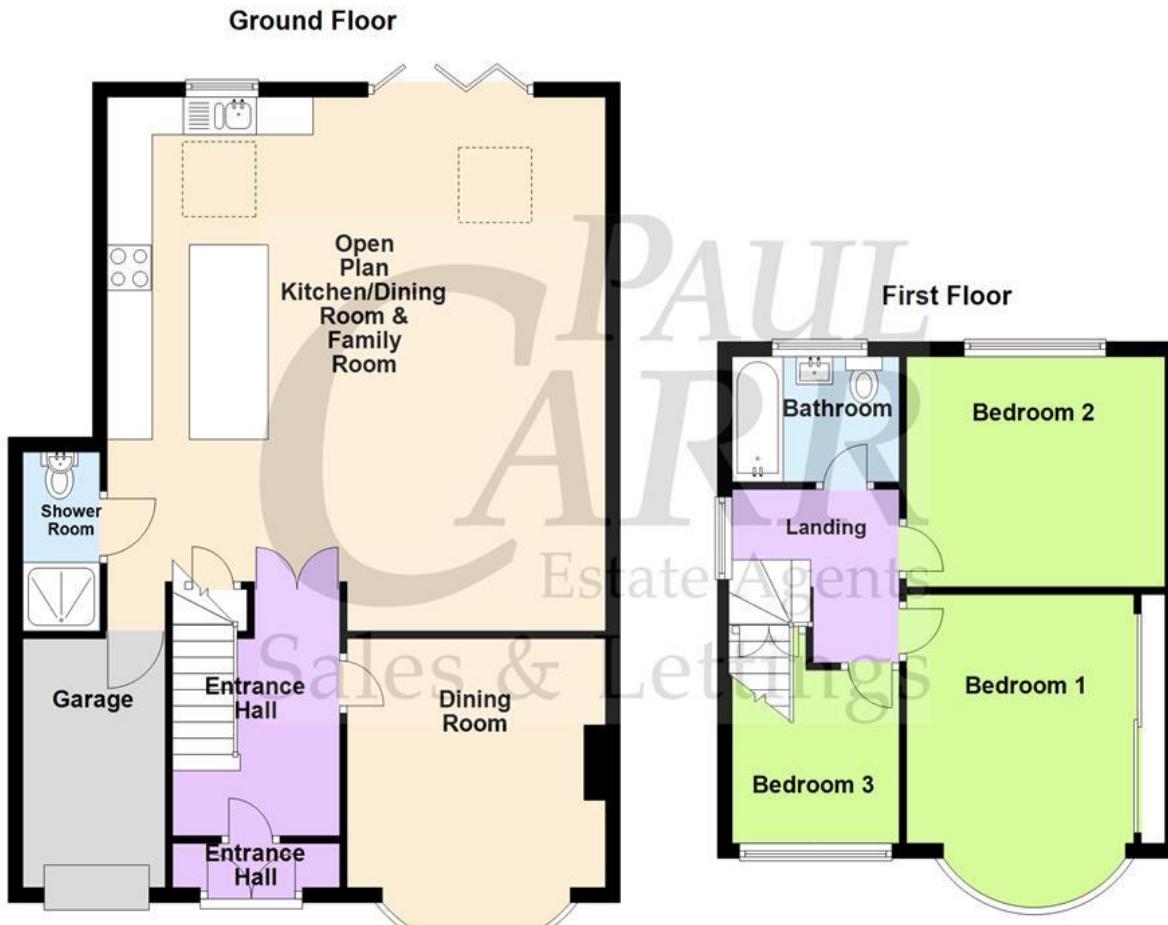






Floor Plan

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

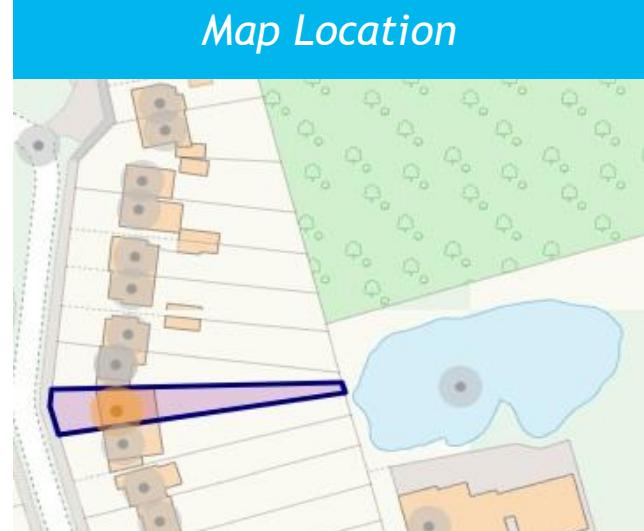


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

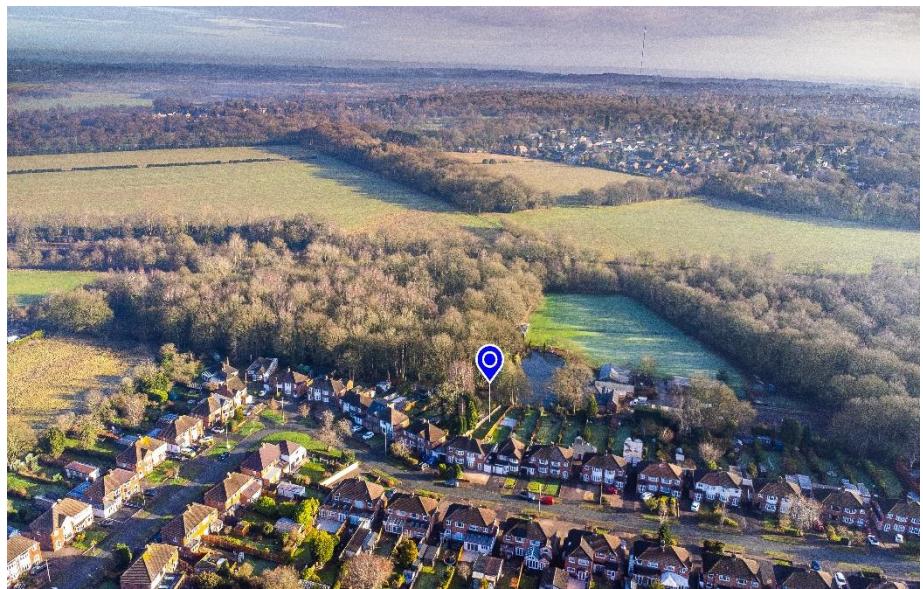
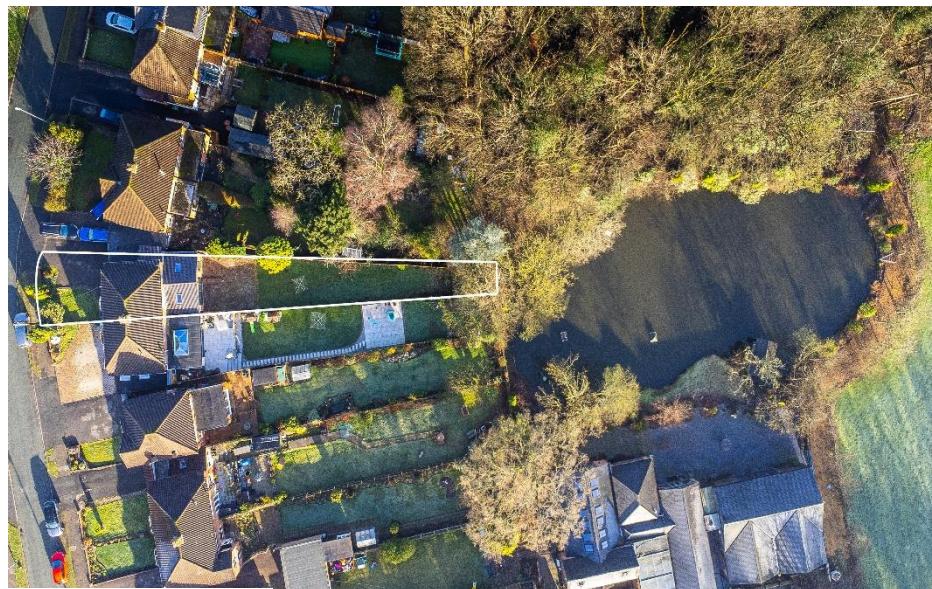
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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: 26th January 2026

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.