



Windermere Drive, Streetly  
Sutton Coldfield, B74 3LD

£400,000

A well-presented three-bedroom semi-detached family home situated on the ever-popular Windermere Drive in Streetly, enjoying a quiet and peaceful setting. The property benefits from off-road parking for multiple vehicles and shared rear access, making it ideal for family living.

The internal accommodation comprises an entrance porch leading into a welcoming entrance hall, a spacious through lounge/dining room featuring a bay window to the front and sliding doors opening into the conservatory, a fitted kitchen, and a useful utility area housing the boiler. To the first floor there is a landing, three well-proportioned bedrooms and a family bathroom. A unique feature of the property is the converted loft space, providing a versatile and practical area ideal for clean storage, a home office or hobby room, accessed via a standard folding loft ladder located in the main bedroom.

Externally, the rear garden is private, well maintained and attractively landscaped, offering a patio area, lawn, mature shrubbery and fenced borders, along with a further area to the rear that would be ideal for a garden room. Located in a highly sought-after area, the property is conveniently positioned close to reputable local schools, public transport links and a range of amenities.

Internal viewing is highly recommended to fully appreciate the accommodation 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: 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)**



## Accommodation

### **Entrance Porch**

3' 5" x 7' 3" (1.04m x 2.21m)

### **Entrance Hall**

10' 5" x 7' 10" (3.17m x 2.39m)

### **Lounge/Dining Room**

24' 7" (max) x 11' 4" (7.49m x 3.45m)

### **Conservatory**

9' 11" x 9' 5" (3.02m x 2.87m)

### **Kitchen**

10' 7" x 7' 8" (3.22m x 2.34m)

### **Utility Area**

16' 2" x 2' 6" (4.92m x 0.76m)

## **First Floor Landing**

### **Bedroom One**

13' 9" (into bay) x 11' 6" (4.19m x 3.50m)

### **Bedroom Two**

11' 6" x 10' 0" (3.50m x 3.05m)

### **Bedroom Three**

8' 4" (max) x 7' 11" (2.54m x 2.41m)

### **Bathroom**

7' 9" x 5' 4" (2.36m x 1.62m)

### **Loft Area**

11' 6" x 10' 7" (3.50m x 3.22m)

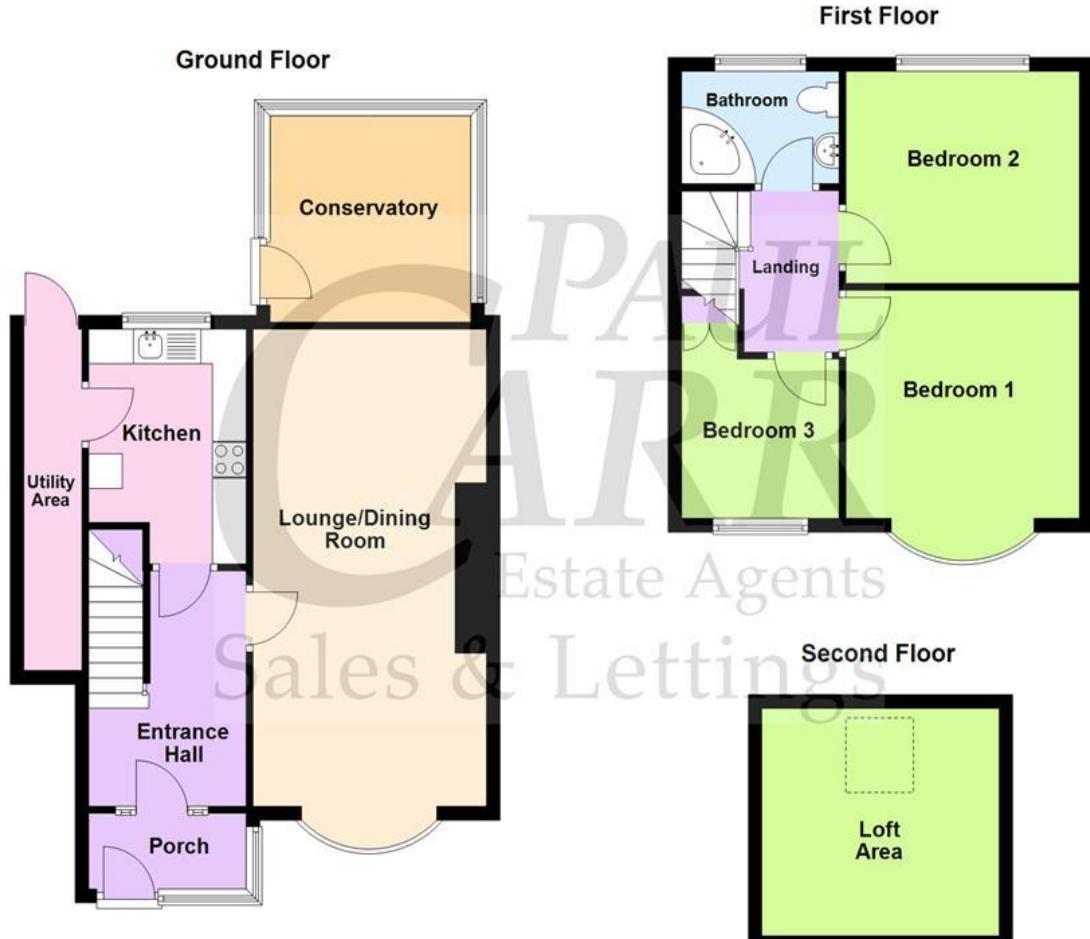




# Floor Plan

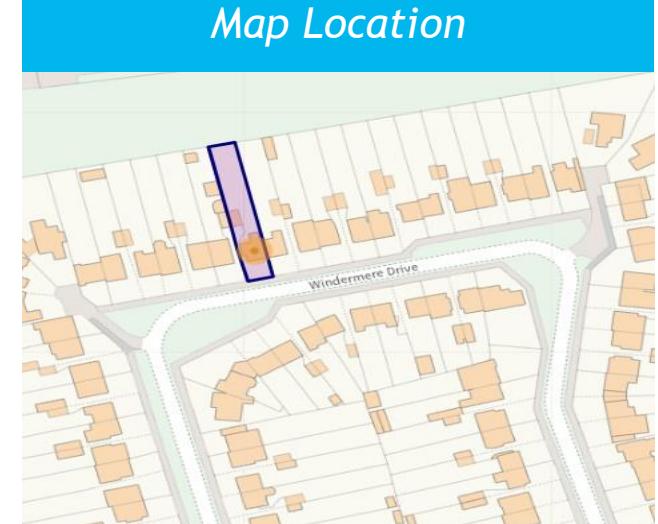
This floor plan is not drawn to scale and is for illustration purposes only

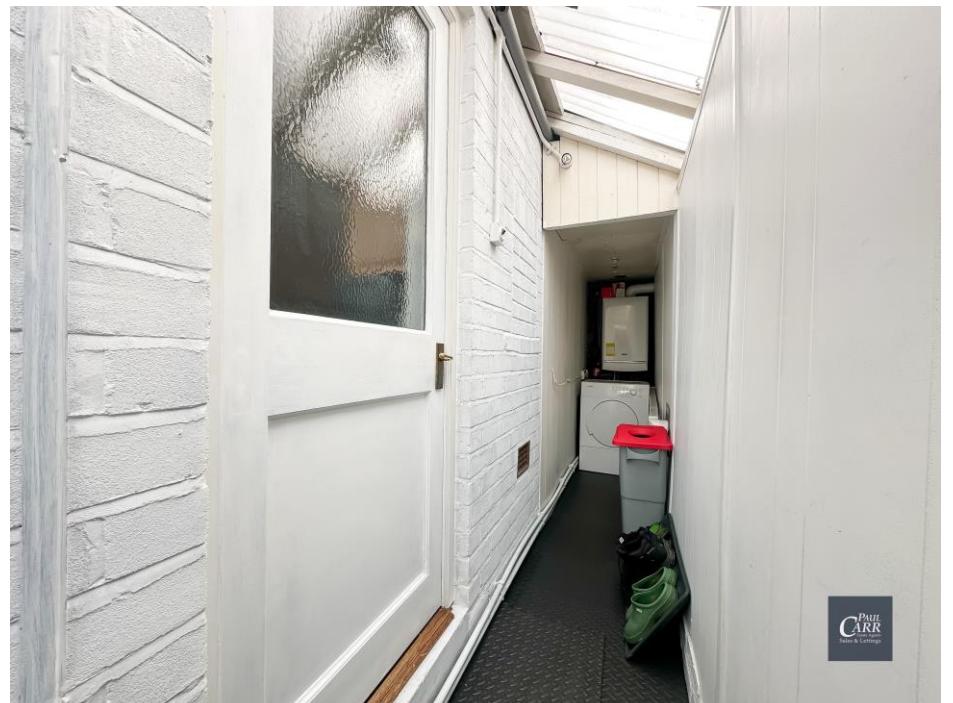
## Energy Performance Rating



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

## 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: 15th 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.